



# 69 HILLFOOT DRIVE

BEARSDEN

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### 3 | BEDROOMS

### 1 | BATHROOM

### 2 | PUBLIC ROOMS

**69 Hillfoot Drive is a stunning, well-presented three bedroom semi-detached villa on a superb corner plot located within the sought after Hillfoot area of Bearsden and falls within the catchment area for both Bearsden Primary and Bearsden Academy. This beautiful property has been well maintained by the current owners and offers flexible family living.**

Neutral décor throughout, the accommodation comprises:- an entrance vestibule leading into a welcoming reception hallway with two spacious under stair storage cupboards, large, stylish, front facing lounge with a beautiful bay window and feature fireplace, and an additional family room, which could also be used as a dining room with large window looking out to the rear of the property. The galley style kitchen benefits from integrated appliances including:- gas hob with extractor fan, electric oven, microwave and fridge freezer. A door from the kitchen provides access to the garden.

A staircase leads to the upper landing where you will find three bedrooms and a family bathroom. The front facing principal bedroom benefits from a beautiful bay window and fitted wardrobes with mirrored sliding doors and a further storage cupboard.

The property is further enhanced by gas central heating and double glazing.

Externally, the property benefits from gardens to front, side and rear. Initially, at the rear, there is a patio and gravel area which can be accessed from the kitchen. There is also a level grassed area surrounded by a timber fence. To the side of the property, there is a further gravel area for additional parking. The front garden features a good sized gravel driveway, lawn area and planted trees, shrubs and plants.

















The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is an excellent selection of shops and services at Bearsden Cross along with restaurants, cafes and bars. There are excellent bus links nearby and train stations can be found at Hillfoot, Westerton and Bearsden providing regular services into Glasgow's West End and City Centre, including a service to Edinburgh.

Glasgow Airport can be reached within twenty-five minutes off peak and, to the north of Bearsden is the world renowned Loch Lomond and The Trossachs National Park.

**BD3555** | Sat Nav: 69 Hillfoot Drive, Bearsden, G61 3QG

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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