



**70 HEATHER AVENUE**  
BEARSDEN

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## 5 | BEDROOMS

## 3 | BATHROOMS

## 2 | PUBLIC ROOMS

**Delivering privacy and outstanding open aspects, combined with wonderful and particularly expansive level rear gardens, 70 Heather Avenue is a quite superb, professionally extended, detached family home, boasting what one would argue is the best position within the neighbourhood, with the added benefit of falling within the catchment for the excellent Mosshead Primary and Bearsden Academy. In addition, the property has a large driveway, to the front and side, which leads to a fantastic large garage.**

Internally, the property offers impeccably maintained accommodation, extending to:- spacious and welcoming reception hall, bright and spacious formal lounge, with bay window formation, open outlook and feature fireplace, housing a wood burning stove, formal dining room, to the front, again, benefitting from a lovely open outlook, a fifth bedroom, to the rear, overlooking the gardens, a downstairs family bathroom, featuring a three piece suite with over bath shower, and, to complete the lower accommodation, an outstanding, modern, dining sized kitchen, featuring a range of base and wall mounted units, alongside a large island, additional open plan family area and utility room off the kitchen, with access out to the rear garden.

Stairs lead up to the upper floor, where there is a particularly bright hall, with storage cupboard off, additional family bathroom, featuring a three piece suite, with over bath shower, three good sized double bedrooms, with two having fitted wardrobes, and a superb principal double bedroom, benefitting from fitted wardrobes, a well appointed ensuite, featuring a walk in shower, and a tremendous dual aspect, with entirely private open views.

From the upper landing, there is access, via a Ramsay ladder, to generous loft space.

The property is further enhanced by gas central heating, operating via a combi boiler, and there is double glazing throughout.

Externally, the property sits on a large and entirely level plot, with garden grounds to the front, side and rear. Particular note should be drawn to the wonderful rear gardens, which are private and enclosed and comprise a mix of decked areas, patio space, lawn and mature beds and borders.

This is a truly fantastic family home, occupying an enviable position, with an extensive list of benefits that should appeal to a large audience of prospective buyers.













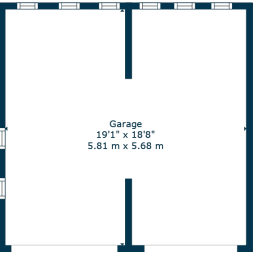
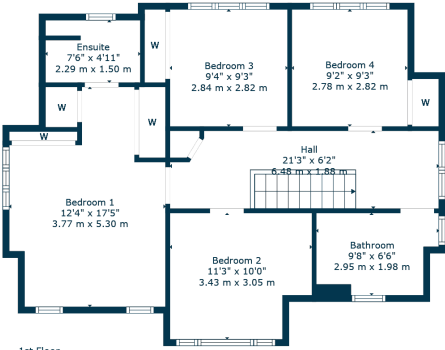
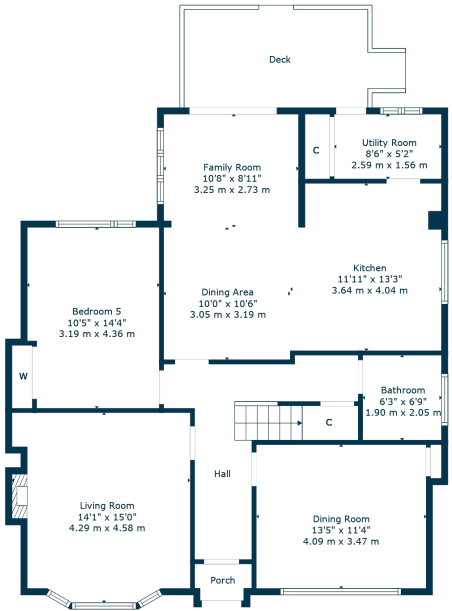












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is 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.

**BD3771** | Sat Nav: 70 Heather Avenue, Bearsden, G61 3JF

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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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