

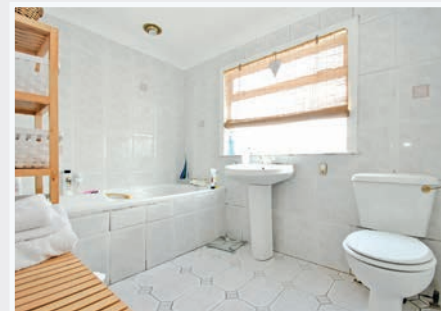


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18 Birkhall Drive, Bearsden, **Glasgow**



18 Birkhall Drive, Bearsden, Glasgow G61 1DB



Enjoying a quiet and peaceful setting, a four/five bedroom, detached 1950s bungalow of Bellrock construction, set amidst generous, south-facing gardens. Including the open-plan dining kitchen, the home offers seven principal apartments formed over two levels and is situated within a highly sought after district of Bearsden just off Switchback Road. The location close to the Switchback, Canniesburn Toll and Maryhill Road, is within easy walking distance of the wide range of supermarkets, eateries and shops located at Bearsden Cross as well as excellent local schooling, a number of parks, golf clubs and sports centres. The aforementioned arterial road networks provide easy access to Glasgow City Centre as does a frequent rail service from Bearsden station to Glasgow and direct to Edinburgh.

The front of the property is complimented by a colourful garden which is lawned and bordered by a periphery of plants, shrubs and a low brick wall. A tarmac driveway provides parking for several vehicles and continues past the home, to the double, detached garage. The beautiful, rear garden faces due south and therefore enjoys the best of the day's sunlight. It is extremely private consisting of a level lawn, a slabbed patio next to the property and another, at the far end. There is a garden shed and screening is by way of well-stocked borders and hedgerows.

Internally, the home retains a number of charming features immediately evident as you enter the broad entrance hall with parquet flooring and further features include two distinguished, stained and leaded glass windows at one side of the lounge. The accommodation continues in the lounge where exposed wooden flooring sits alongside a focal point, limestone fireplace with gas fire and there is a large picture window to the front as well as the two stained and leaded glass windows at the gable end. There is a dining room/bedroom five and an extremely bright and welcoming dining kitchen which enjoys dual aspects through three windows on two sides as well as a door leading to the garden and there is ample provision for a dining table and chairs. There are four further bedrooms, one double bedroom on the ground floor and three further bedrooms on the first floor, a shower room and finally, the principal family bathroom. Two of the bedrooms offer fitted wardrobes/storage space and the specification includes double-glazing (with the exception of the two small units in the lounge) and gas fired central heating.

EER rating : Band E

Property reference : BH8053

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Property location



From Clyde's office on Drymen Road, Bearsden, proceed south along Drymen Road to Canniesburn Toll where you take the third exit on to Switchback Road. Remain in the left lane and take the first turning on your left, at the traffic lights into Braemar Crescent and then the second turning on your right into Birkhall Drive. Number 18 lies on your right hand side.

Find out more...

For more information or to arrange a viewing please contact Clyde Property Bearsden
68 Drymen Road, Bearsden G61 2RH

T: 0141 570 0777

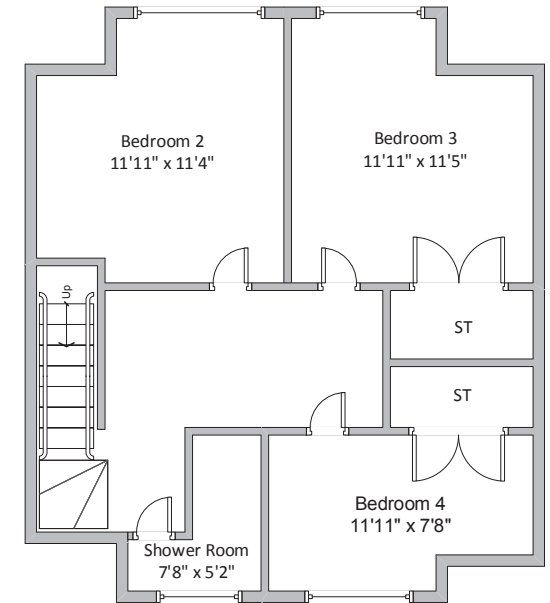
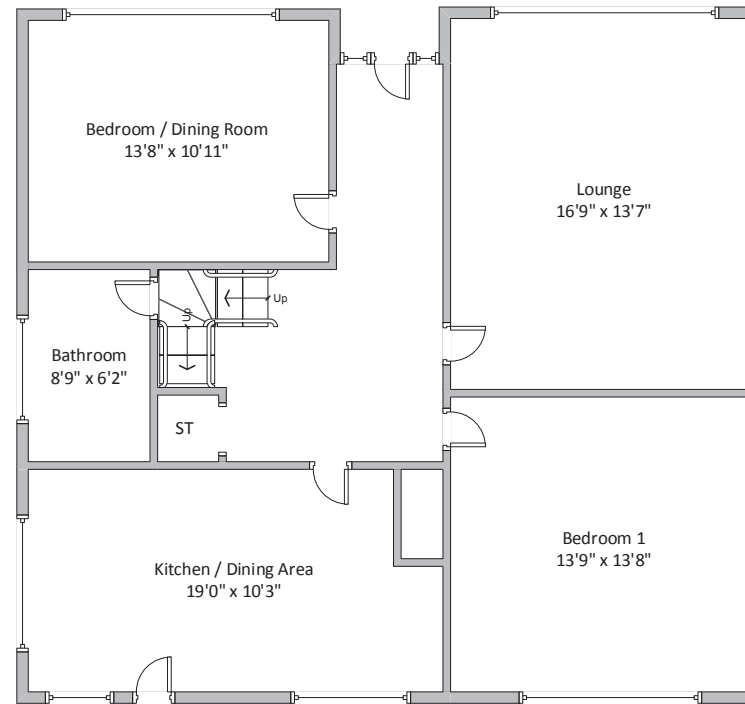
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Approximate gross internal area 1506.94 sq ft - 140 sq m

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