CODA
-ESTATES-







25 Arisaig Drive, Bearsden,, Glasgow, G61 2PD

Offers Over £340,000

- Extended Three bedroom semi detached villa
- Floored and lined loft
- Lovely secluded rear garden
- EER Band C
- Stylish lounge with hardwood flooring and wood-burning stove
- Monoblock driveway with parking for at least two vehicles
- wc, shower room and bathroom
- Stunning open-plan kitchen and dining area with garden access
- Integral garage
- Gas central heating and double glazing

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25 Arisaig Drive, Glasgow G61 2PD

Immaculately Presented and Professionally Extended Three-Bedroom Semi-Detached Villa

3 2 2 C

Council Tax Band: E





Situated within a highly regarded residential address in Bearsden, this immaculately presented and professionally extended three-bedroom semi-detached villa occupies an excellent plot within a peaceful cul-de-sac. Offering stylish, versatile accommodation across two levels, complemented by private garden grounds, a monoblock driveway and an integral garage, this attractive family home is sure to appeal to a broad range of buyers.

The property is entered via a welcoming entrance hallway, which leads through to the beautifully presented lounge. This inviting reception room features attractive hardwood flooring and a charming wood-burning stove, creating a warm and relaxing environment.

To the rear, the property opens into a stunning open-plan kitchen and dining area, forming the heart of the home. This impressive space is ideal for both everyday family living and entertaining, with double doors providing direct access to the rear garden and allowing an abundance of natural light to flow through the room.

Further enhancing the ground-floor accommodation are a modern cloakroom fitted with a contemporary two-piece suite, a separate modern shower room and a well-proportioned double bedroom, offering excellent flexibility for family members, guests or those seeking convenient ground-floor accommodation.

On the upper level, there are two further generously proportioned double bedrooms, both offering comfortable and versatile living space. A family bathroom completes the accommodation on this floor. In addition, the property benefits from a floored and lined loft, providing valuable additional storage and potential for alternative use, subject to the necessary planning permissions, building warrant and other relevant consents.

Externally, the property continues to impress. The fully enclosed rear garden is predominantly laid to lawn and benefits from level ground, an attractive patio area and a useful timber storage shed. Enjoying a high degree of privacy, the garden provides an ideal setting for outdoor relaxation, family activities and entertaining during the warmer months.

To the front, a monoblock driveway provides off-street parking for at least two vehicles, alongside the added convenience of an integral single garage.

Further benefits include gas central heating and double glazing throughout.

Early viewing is highly recommended to fully appreciate the quality of presentation, flexible accommodation and excellent outdoor space offered by this impressive home, situated in a sought-after Bearsden location.









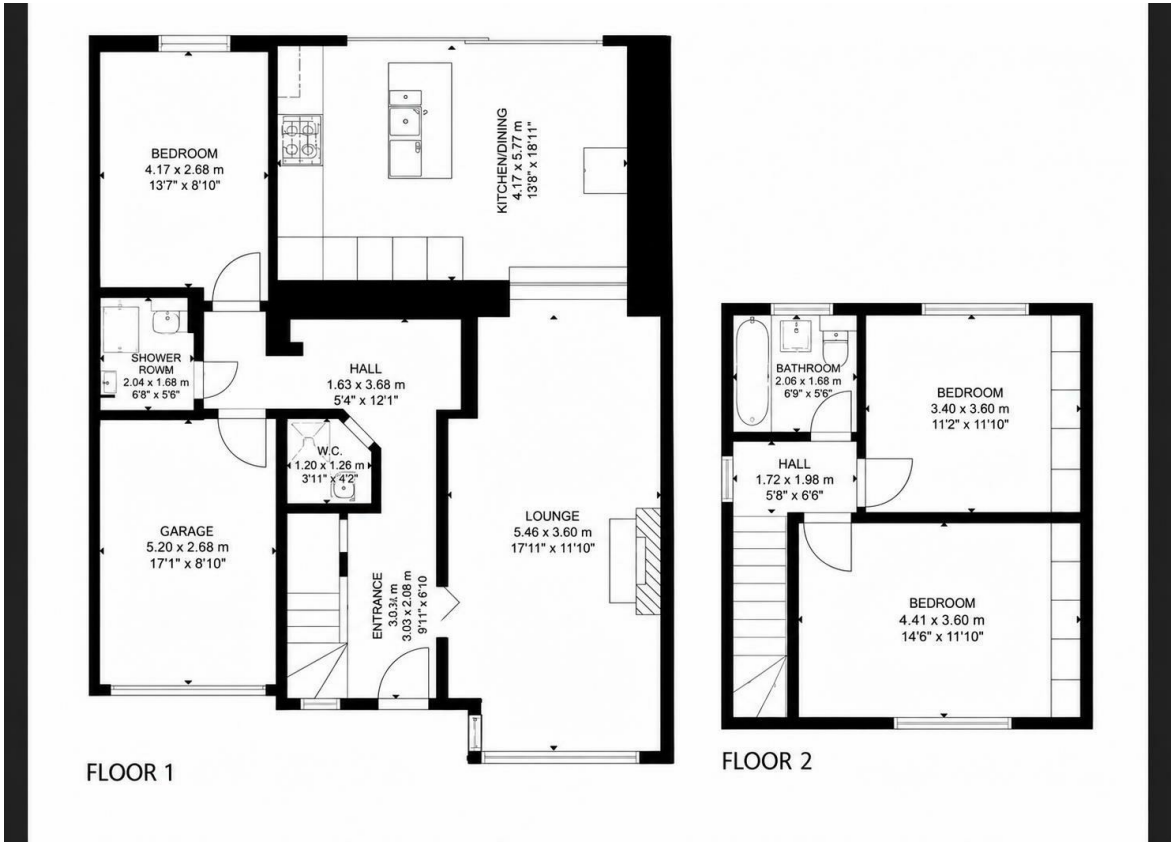


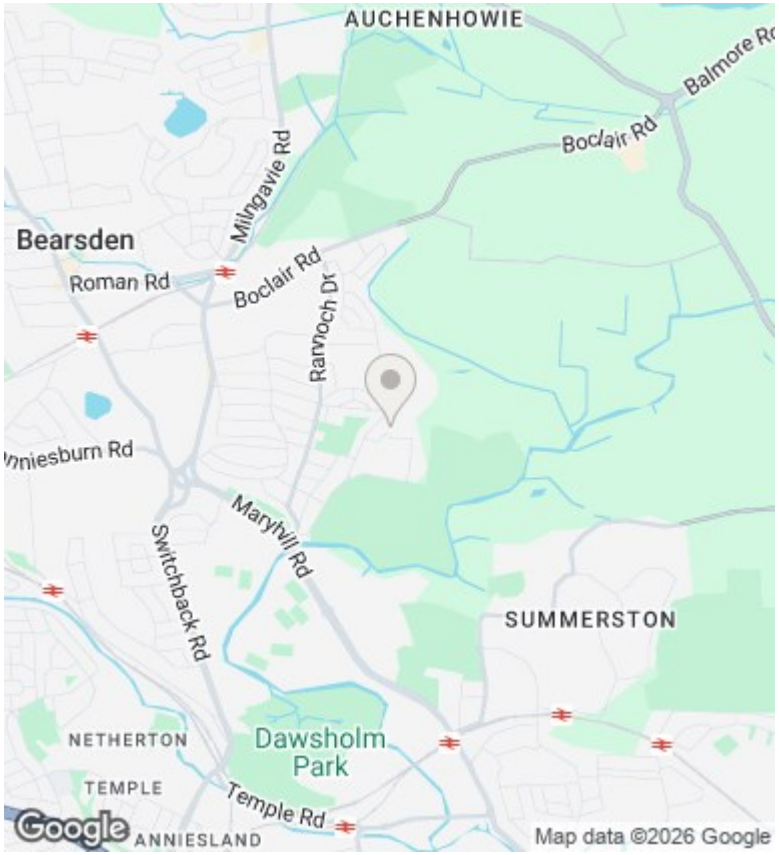












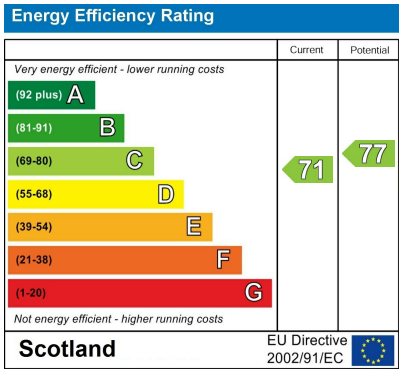
Directions

Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

Council Tax Band E

East Dunbartonshire Council
E



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