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94 Brackenbrae Avenue, Bishopbriggs, Glasgow, G64 2DU

Offers Over £525,000

- Impressive bungalow-style family residence in a sought-after Bishopbriggs location
- Presented in excellent condition, ready for immediate occupation
- Stunning rear extension creating an expansive kitchen and dining environment
- Separate utility room and convenient ground-floor WC
- Within walking distance of Bishopbriggs Station, town centre amenities and highly regarded local schooling
- Generous private plot offering excellent outdoor space and seclusion
- Spacious formal lounge complemented by a separate additional reception room
- Four versatile bedrooms, including a first-floor bedroom with walk-in wardrobe
- Private driveway providing ample parking alongside a detached garage
- Energy efficiency rating - D

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Occupying a generous private plot within a highly regarded area of Bishopbriggs, this impressive bungalow-style family home offers deceptively spacious accommodation, thoughtfully enhanced by the current owners to create a superb home perfectly suited to modern family living. Presented in walk-in condition, the property combines versatile accommodation with excellent entertaining space, complemented by a private driveway, detached garage and attractive outdoor surroundings.

4 2 3 D

Council Tax Band: F







The accommodation begins with a welcoming entrance porch leading into a central reception hallway, providing access to the principal apartments. The front facing bay-windowed formal lounge is a particularly inviting space, offering generous proportions and an ideal setting for relaxation. Further accommodation includes a separate family room, providing excellent flexibility for a variety of uses, whether as an additional sitting room, playroom or home office.

A notable feature of the property is the impressive rear extension, which has transformed the kitchen and dining accommodation into a fantastic open-plan environment. The kitchen offers an excellent range of fitted units, extensive worktop space and room for a range of appliances, while the adjoining dining area provides ample space for family dining and entertaining. French doors provide a pleasant connection to the garden, enhancing the overall sense of space and natural light. A separate utility room and convenient WC further complement this excellent arrangement.

The bedroom accommodation is equally impressive, with three bedrooms located on the ground floor, including a generous master bedroom, alongside an additional bedroom positioned on the first floor. The upper-floor bedroom benefits from a separate walk-in wardrobe, offering valuable additional storage and creating an ideal private retreat. With a tiled finish, the three piece family bathroom, with shower over bath, completes the ground-floor accommodation.

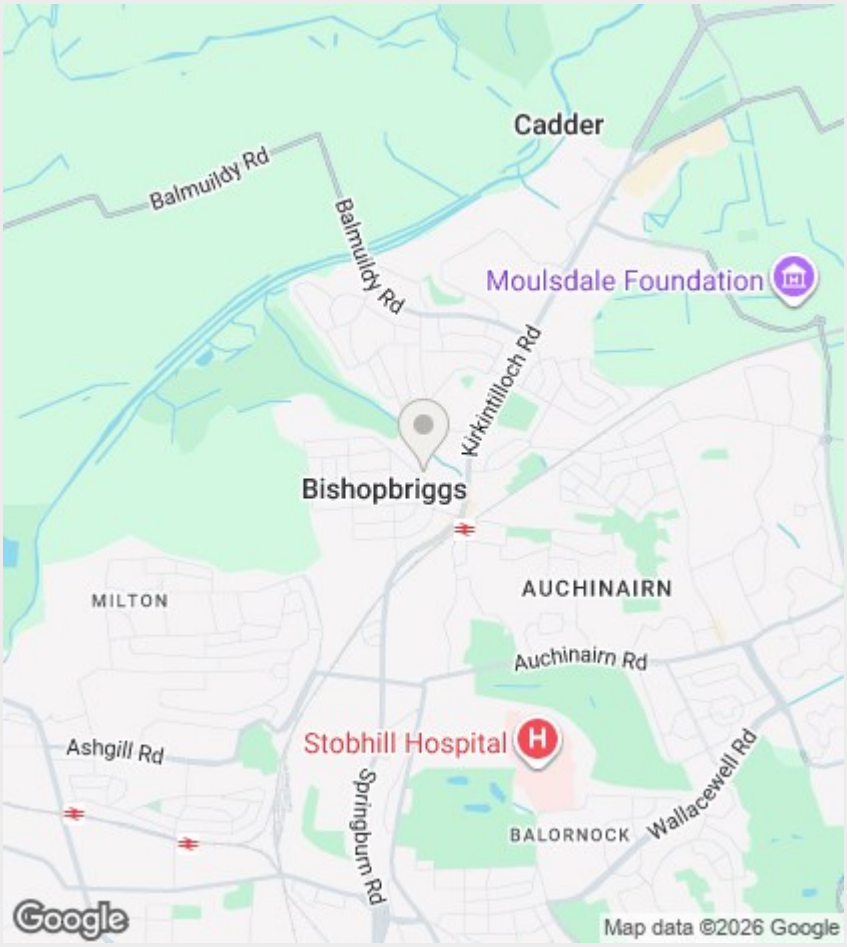
Externally, the property occupies a substantial private plot with excellent outdoor space and a high degree of privacy. A private driveway provides convenient off-street parking and leads to a detached garage, offering additional storage or workshop potential.

The location is particularly appealing, with Bishopbriggs Railway Station and the extensive amenities of Bishopbriggs Town Centre just a short walk away. The area offers an excellent selection of shopping facilities, supermarkets, cafés, restaurants and leisure amenities, while the property also benefits from access to highly regarded local schooling. Excellent road and rail connections provide straightforward commuting into Glasgow City Centre and beyond.

Combining generous accommodation, a thoughtfully extended layout and a highly convenient location, this is an exceptional opportunity to acquire a beautifully maintained family home in one of Bishopbriggs' most desirable residential areas. Early viewing is highly recommended.

Home Report available on Request
Viewings Strictly By Appointment
EER - D
Council Tax Band - East Dunbartonshire F

If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages



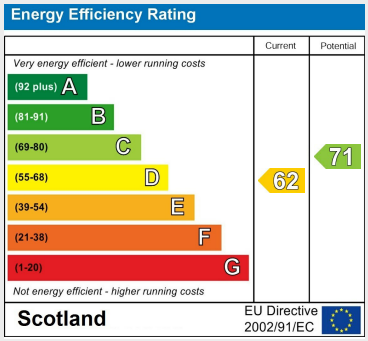
Directions

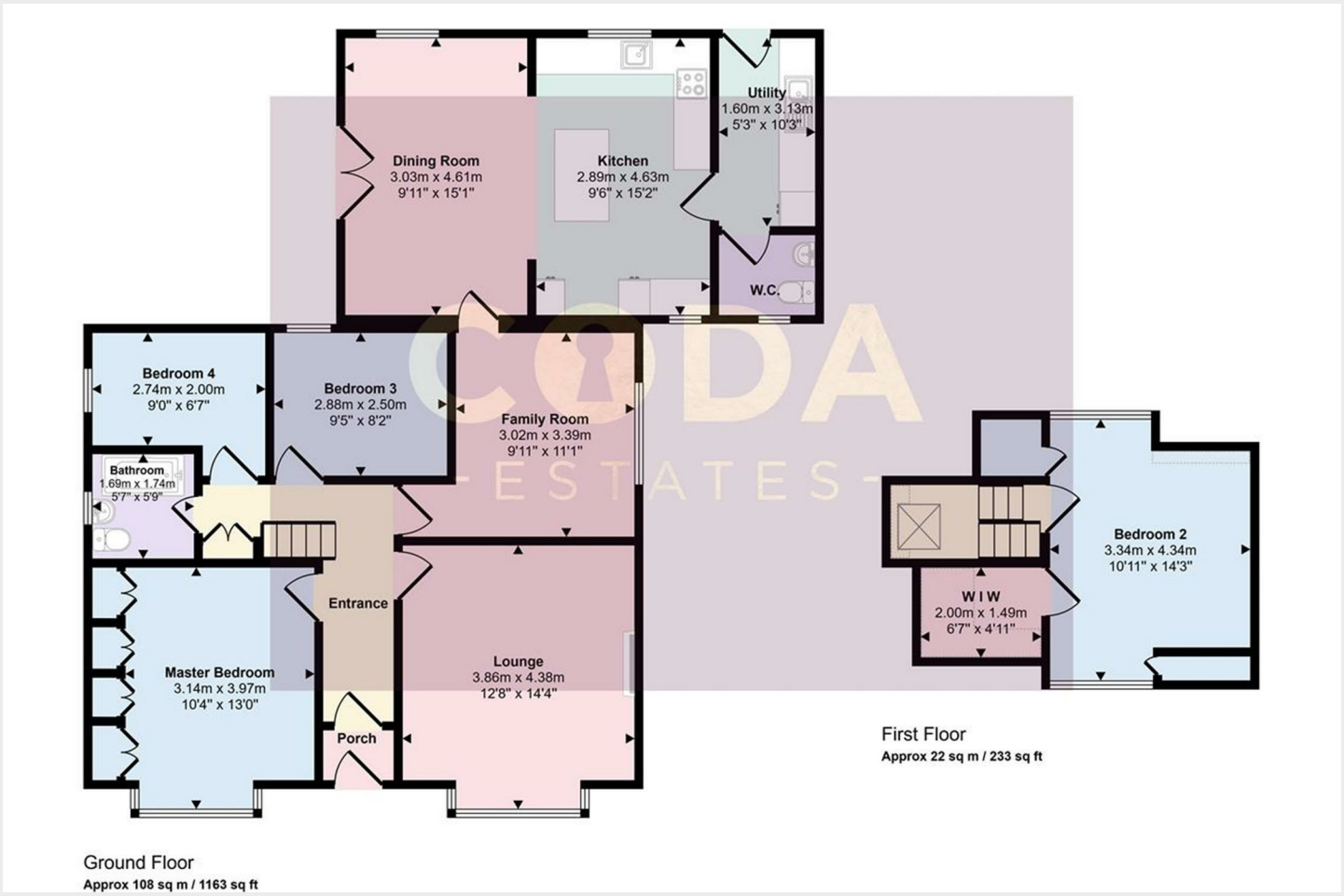
Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

D





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