



Stylish Semi Detached Villa  
44 Maxwell Avenue, Bearsden, Glasgow, G61 1PA

IVY

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## Description



STYLISH CORNER POSITIONED SEMI DETACHED VILLA WITH GARAGE, DRIVEWAY AND CORNER GARDENS SET IN THE LEAFY WEST END SUBURB OF BEARSDEN.

Beautifully presented family home set in the highly revered west end suburb of Bearsden. Locally this property is well served by Westerton Train Station for direct trains to Glasgow & Edinburgh city centres, excellent amenities at both Bearsden and Anniesland Cross and a number of private and local authority sports facilities including the David Lloyd Health Club which is just a short walk or drive.

The accommodation comprises; reception hall with under stair storage, stylish lounge with bay window and feature fireplace boasting an open fire, dining room/play room and a modern kitchen which leads onto the conservatory. Upstairs there are 2 double bedrooms and a 3rd bedroom which currently benefits from both access from the upper hall but also via the master bedroom making this set up ideal for those seeking a dressing room or nursery. To complete the upper layout there is a very impressive modern, 3 piece bathroom with over-bath shower. The gardens are a real draw for this property with front, side and rear gardens together with a driveway and garage. The property has gas central heating and double glazing and also benefits from an attic space. Locally there is an attractive family led community and good schooling. This property will have broad appeal however it will be best suited to a family due to the space on offer, the gardens, off street parking, garage and location.

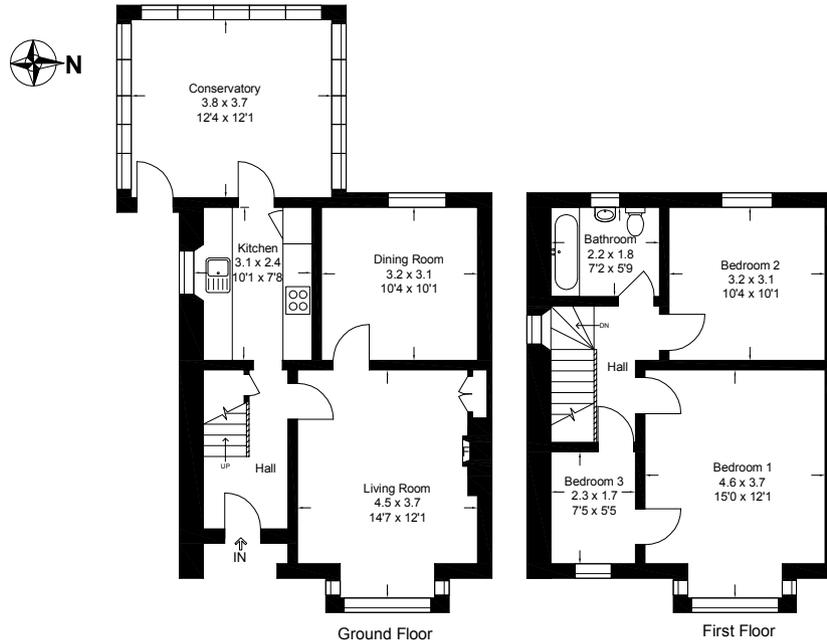
EER - Band D

Council Tax Band - Band E

## Measurements

Living Room	14'7 x 12'1
Dining Room	10'4 x 10'1
Kitchen	10'1 x 7'8
Conservatory	12'4 x 12'1
Bedroom	15'0 x 12'1
Bedroom	10'4 x 10'1
Bedroom	7'5 x 5'5
Bathroom	7'2 x 5'9





This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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