

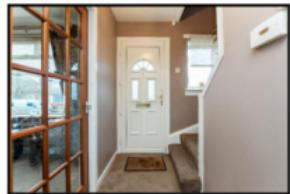


2 Bedroom End Terrace Villa
77 Spey Road, Bearsden, Glasgow, G61 1LE

IVY

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Description



Corner positioned 2 bedroom end terrace villa set on a particularly large plot with ample space for a large wrap around extension or separate detached new build house, subject to consents.

Excellent local amenities including primary & secondary schools, local convenience shopping and more substantial supermarket shopping at Bearsden, Annesland and The Junction Retail Park.

The accommodation comprises; reception hall, 19' lounge dining room and the galley kitchen with back door to the rear gardens completes the ground floor layout. Upstairs there are 2 double bedrooms, a 3 piece bathroom with over-bath shower and a fixed stair to a very versatile loft space with storage and velux window. The property has gas central heating and double glazing. This fantastic family home will have broad appeal and the sizeable plot on which the house is set will attract interest from developers and buyers looking to extend right away or in the future.

Great house, great plot, great location.

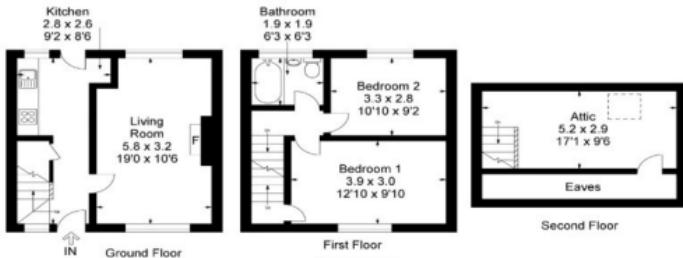
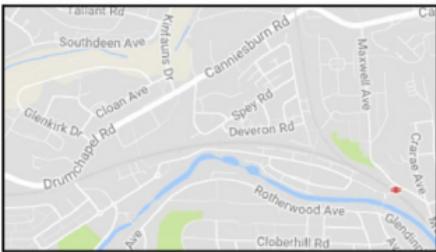
EER - Band D

Council Tax Band - Band D

Measurements

Lounge	19'0 x 10'6
Kitchen	9'2 x 8'6
Bedroom 1	12'10 x 9'10
Bedroom 2	10'10 x 9'2
Bathroom	6'3 x 6'3
Loft	17'1 x 9'6





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 note that dimensions and areas are approximate only. All dimensions are internal unless otherwise stated. All areas quoted are 'gross' internal areas. All measurements have been taken from the centre of one wall to the centre of an adjacent wall. All areas are calculated in accordance with the Royal Institute of Surveyors' Code of Practice for Residential House Areas. Areas are calculated as follows: open plan rooms are calculated by adding the area of the largest room to 50% of the next largest room and 25% of any other room. Internal walls, stairs and doorways are included in the calculations. External walls, porches and verandas are not included in the calculations. Areas are calculated in accordance with the Royal Institute of Surveyors' Code of Practice for Residential House Areas. Areas are calculated as follows: open plan rooms are calculated by adding the area of the largest room to 50% of the next largest room and 25% of any other room. Internal walls, stairs and doorways are included in the calculations. External walls, porches and verandas are not included in the calculations.

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IVY Property Limited, 81 Lauderdale Gardens, Hyndland G12 9QU •

Tel: 0141 339 8935 • Fax: 0141 339 9301 • info@ivy-property.com • www.ivy-property.com

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