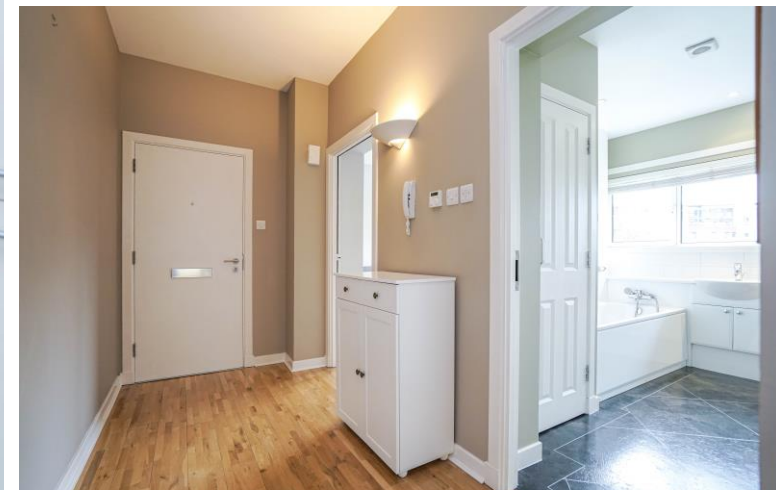




71 Canniesburn Drive
Bearsden | G61 1RX

pattison&co

Offers Over £205,000



71 Canniesburn Drive, Bearsden, G61 1RX

This stunning 2 bed property is presented to the market in the popular Canniesburn CALA development on the preferred first floor. The property enters by a bright and welcoming hallway giving access to all apartments. The expansive hallway leads to the open plan kitchen / living area and benefits from a wealth of natural light. The kitchen comes complete with neutral toned wall and floor mounted cabinetry with integrated appliances to include stylish cooker hood and gas hob, and feature tiled floor with decorative border. The dining nook provides ample space for a table and 4 chairs. Bedroom 1, currently used as a spare bedroom, provides ample space for a double bed and is complimented by an integrated double wardrobe with sliding doors. Bedroom 2, currently used as the master bedroom, benefits also from an integrated wardrobe space and three piece en suite bathroom with full height white tiling. The family bathroom, located off of the main hallway, benefits from neutral toned walls and white three piece suite. The property is ideally placed with windows oriented on the east and west, with abundance of natural light filling the property from the east in the morning and from the west at afternoon/evening time. The property is conveniently located next to quaint Cairnhill Woods providing the perfect nature woodland walk just 3 minutes from the property. The property specification includes UPVC double glazing, gas boiler replaced in 2018 and ample parking facilities. Canniesburn Nursery, Colquhoun Park Primary School and Westerton Primary School are within walking distance of the property. The property is just a short distance from Canniesburn Toll to connect the property to the central belt by the M8 motorway network with ease, and is within a 10 minute walk from both Bearsden and Westerton Train Stations.



All room measurements are taken from the longest and widest points and are approximate:-

Hallway: 9.15m x 1.65m

Bedroom 1: 3.35m x 2.85m

Bathroom: 2.85m x 2.50m

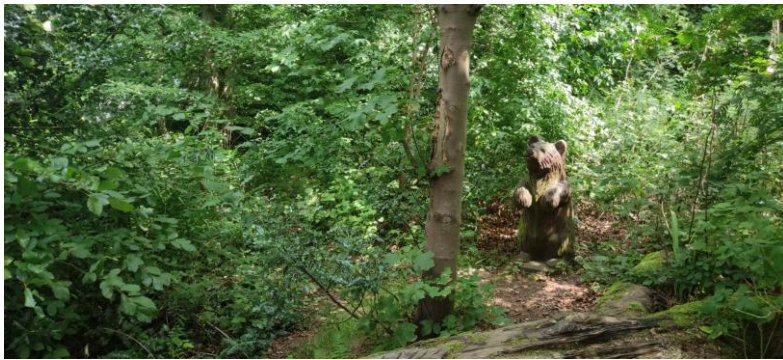
Bedroom 2: 3.75m x 3.20m

En Suite: 2.65m x 1.55m

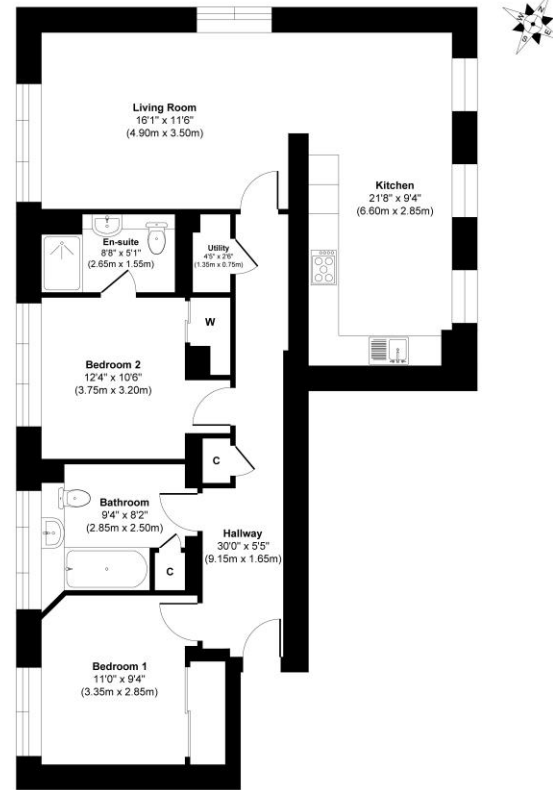
Living Room: 4.90m x 3.50m

Kitchen: 2.60m x 2.85m

Utility: 1.35m x 0.75m



Canniesburn Drive, Bearsden, Glasgow, G61 1RX



Floor Plan
Approximate Floor Area
961 sq. ft
(89.25 sq. m)

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



Approx. Gross Internal Floor Area 961 sq. ft / 89.25 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.