



**BISHOPBRIGGS**

**39 ASHFIELD**

**O/o £159,000**

*Attractive 2 bedroom end-terraced villa in sought after neighbourhood*

Private gardens - Attractive interior - Situated in a quiet & sought after area - Energy Efficiency Rating C



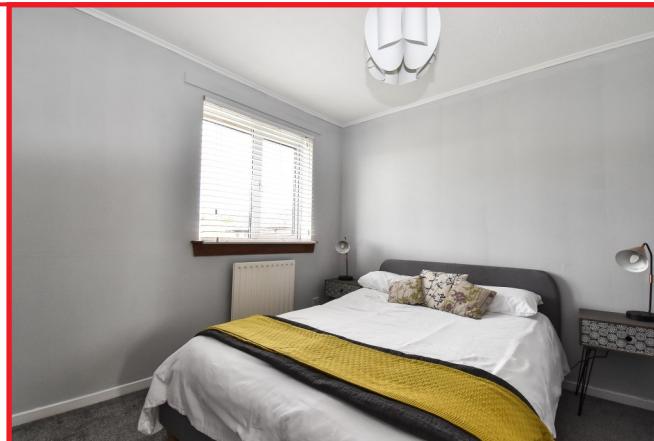
- Attractive modern interior
- Sought after area
- Private gardens
- Resident's parking
- Quiet cul-de-sac
- Modern kitchen and bathroom
- Two double bedrooms
- Energy efficiency rating C

Kelvin Valley Properties present to the market this attractive **two bedroom end-terraced villa** in sought after Ashfield in Bishopbriggs. These properties seldom come onto the market and are very popular with buyers when they do. This particular one benefits from being on the end of the terrace, with additional garden space and an attractive modern interior. Internally the property has a spacious lounge, modern fitted kitchen, two bedrooms, and a bathroom with a shower fitted over the bath. Externally there are private gardens to front, side and rear, as well as resident's parking on street to the front and in a car park to the rear. Early viewing of this seldom available property is recommended.



**Lounge** ( 17'0 x 13'8 )

Spacious lounge with large triple window to the front allowing plenty of natural light into the room. Laminate flooring and contemporary décor with wallpapered feature wall. Ample space for furniture.



**Master Bedroom** ( 10'5 x 9'9 )

Attractive master bedroom with a double window to the front. Carpeted floor area. There is a walk-in storage cupboard extending over the stairwell, and the freestanding wardrobes are also included in the sale.



**Kitchen** ( 13'7 x 9'6 )

Modern fitted kitchen with base and wall mounted storage units. Fitted oven/hob/hood. All appliances included in the sale. Double window to the rear, and a frosted glass door opens out into the back garden from here. Laminate flooring.



### **Bedroom 2 ( 11'8 x 6'5 )**

Double bedroom, to the rear of the property with window overlooking the back garden. Space for a double bed. Carpeted floor area.

### **Bathroom ( 8'3 x 6'5 )**

Modern fitted bathroom with bath, wash hand basin and W.C. There is a shower and screen fitted above the bath, and attractive splashback tiling to wall areas. Textured glass window to the rear allowing natural light into the room.

### **Gardens & Parking**

Private gardens to front, side and rear. As the property is on the end of the terrace, it benefits from having an extra section of garden which has a patio and BBQ area. Front and rear gardens mostly laid to lawn. Shed included in the sale.

### **Heating & Glazing**

Gas central heating & double glazing throughout.

### **Other Information**

All floor coverings, light fittings and blinds included in the sale. Furniture can be included by negotiation.

### **Property Summary**

Attractive and seldom available two bedroom end-terraced villa in a highly sought after location. Benefits from having larger than usual garden space due to being on the end of the terrace. Contemporary interior. We expect this one to be popular, so early viewing advised to avoid disappointment.

### **Area Summary**

Bishopbriggs offers a number of amenities including shops and primary & secondary schools. Easy commuting into Glasgow via the A803 or Bishopbriggs Train Station. Local to the property, there is an Asda just across the road as well as a gym. There are also plenty of good walks, and the Forth & Clyde is close by.

All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded. All measurements are in feet. Measurements are taken using a sonic tape measure and may therefore be subject to a small margin of error. All photographs are reproduced and included for general information and it must not be inferred that any item is included for sale with the property. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it.

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### **Viewings**

**By appointment only  
through Kelvin Valley Properties**

**Office Contact: John or Carol**

**Reference Number: K/2139**



**Post Code for Sat Nav**

**G64 3DR**