



59 Norfolk Crescent, Bishopbriggs

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## Situation

Bishopbriggs is located approximately 5 miles from Glasgow City Centre. Commuter routes are served by the M80, M73, and M8 Motorways for travelling throughout the central belt, and there are regular train and bus services to Glasgow City Centre.

Bishopbriggs has a popular town centre and offers broad range of supermarkets, including Asda and Morrisons, boutique shops and restaurants. The Strathkelvin Retail Park is a short drive away.

Local schooling can be found at primary and secondary levels. Local sports and recreational facilities include Bishopbriggs, Littlehill Golf Course and Cawder Golf Courses, Allan Glen's Rugby Club, local health clubs and gyms, as well as the local leisure centre.









## Description

A three bedroom semi detached villa conveniently located for amenities, transport links and schooling within the surrounding district.

Internally the property provides accommodation formed over two levels and would now benefit from some modernisation. The accommodation comprises:

Ground Floor: Reception hallway with storage and staircase to upper floor. Spacious sitting room, open plan to dining room. Kitchen with door to garden.

First Floor: Upper landing. Bedroom one. Bedroom two. Bedroom three with cupboard. The house bathroom completes the accommodation.

The property benefits from gas central heating, double glazing, private garden grounds and a driveway providing off street parking.



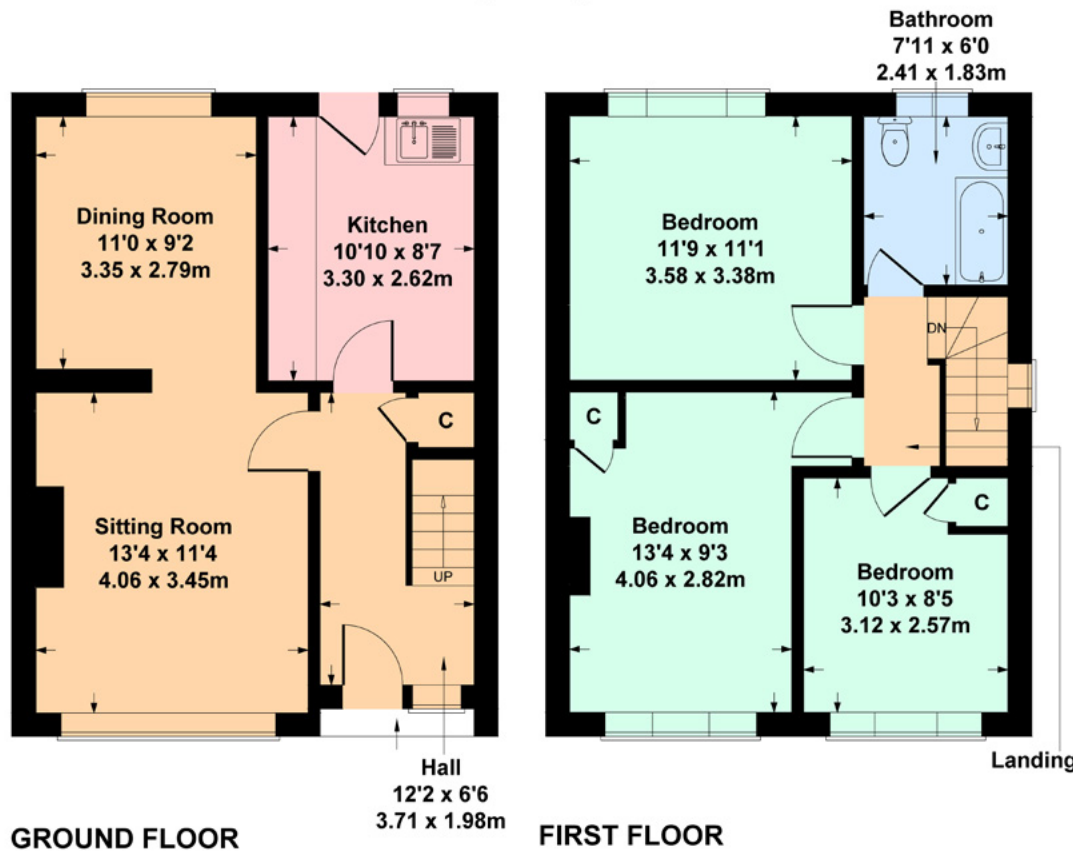


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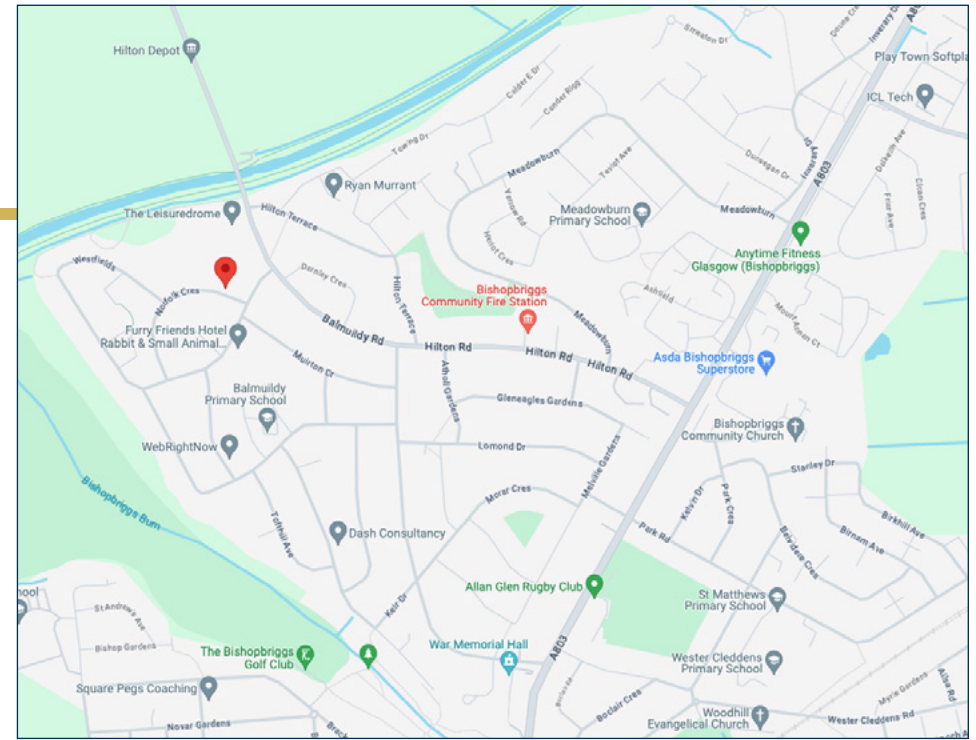
Approximate gross internal area 898 sq ft - 83 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. produced by Potterplans Ltd. 2024

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



#### Viewing

By appointment through  
Nicol Estate Agents  
46 Ayr Road  
Newton Mearns, Glasgow G46 6SA  
Telephone 0141 616 3960  
mail@nicolestateagents.co.uk

#### Outgoings

East Dunbartonshire Council.  
Band E

#### Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

#### Energy Efficiency Rating

Band D

#### Services

The property will be supplied by mains water, gas and electricity. Gas central heating (not tested).

#### Local Authority

East Dunbartonshire Council  
Tel: 0330 1234510

#### Property Reference 3057

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