

# Redpath Bruce



**FOR SALE**  
**Development Opportunity**  
**87 Kirkintilloch Road,**  
**Bishopbriggs,**  
**Glasgow,**  
**G64 2AA**

- Large 7 room semi-detached villa
- Private gardens to front and rear with double garage
- Currently configured as 2 flats
- Potential conversion to one large family home
- In need of refurbishment
- Offers invited

**Redpath Bruce LLP Chartered Surveyors**

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Registered as a limited liability partnership in Scotland No: SO310894

**LOCATION:-**

The property is situated on Kirkintilloch Road within the popular Kenmure area of Bishopbriggs. The town has a host of local amenities including shops, supermarket, cafes, bars, restaurants, newsagents and pharmacies. The train station lies within a 2 minute walk of the property providing commuter access to the city centre and surrounding area. In addition to this, excellent road links give easy access to Glasgow City Centre and the Central Belt motorway network. There are also two golf courses within close proximity to the property – Littlehill Golf Course and Bishopbriggs Golf Club.

**DESCRIPTION:-**

Spacious 7 room semi-detached flexible accommodation over 2 levels comprising entrance vestibule, lounge, dining room, 5 bedrooms, kitchen and two bathrooms. Internal upgrading is required throughout, however, the property already benefits from double glazed UPVC windows. The ground floor has an extension to the rear of the property that currently contains a kitchen and a bathroom suite. There are gardens to both front and rear complete with double garage.

**ACCOMMODATION:-** The property comprises the following approximate gross internal areas:

Ground Floor GIA	59.97 sq m	(646 sq ft)
First Floor GIA	47.71 sq m	(514 sq ft)
<b>Total</b>	<b>107.68 sq m</b>	<b>(1,160 sq ft)</b>

**ASKING TERMS:-**

Offers are invited for the freehold interest in the subjects.

**VIEWING/FURTHER INFORMATION:-**

All enquiries should be made directly to the sole marketing agent:-

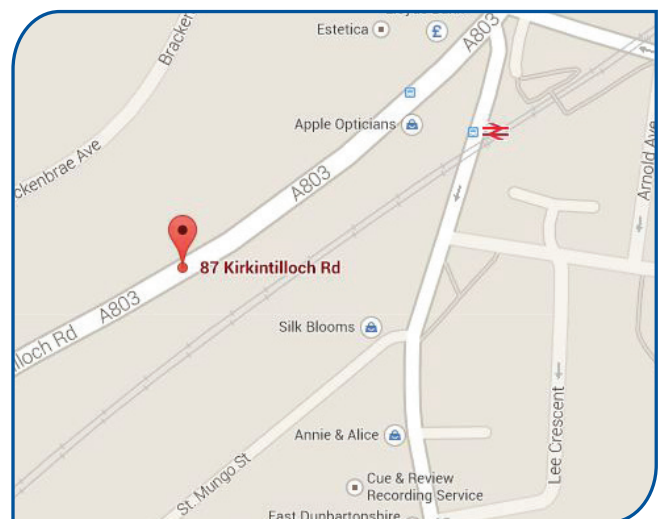
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