



**SOLICITORS & ESTATE AGENTS**



**Semi Detached Bungalow  
21 Faskally Avenue, Bishopbriggs G64 3PJ  
Offers Over £290,000**





## VIEWING

By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.



## Description

Set within a quiet residential street in the highly sought after Bishopbriggs area, 21 Faskally Avenue is a beautifully presented semi detached bungalow with a single storey rear extension and a converted attic, offering spacious and flexible accommodation over two levels. The ground floor features a welcoming entrance hallway leading into a bright and generous open plan living and dining room, ideal for both relaxing and entertaining. The adjoining kitchen is well appointed with fitted wall and base units and provides direct access to the rear garden. Two double bedrooms are located on the ground floor, alongside a modern, fully tiled shower room with a large walk-in enclosure and sleek contemporary fittings. Upstairs, the converted attic offers a third bedroom, perfect for guests, a home office, or additional family space. The home further benefits from gas central heating and UPVC double glazing.

Externally, the property sits on a generous plot with a neatly maintained front garden, a gated private driveway, and a detached garage. The enclosed rear garden is mainly laid to lawn with patio areas, providing a safe and private outdoor retreat.

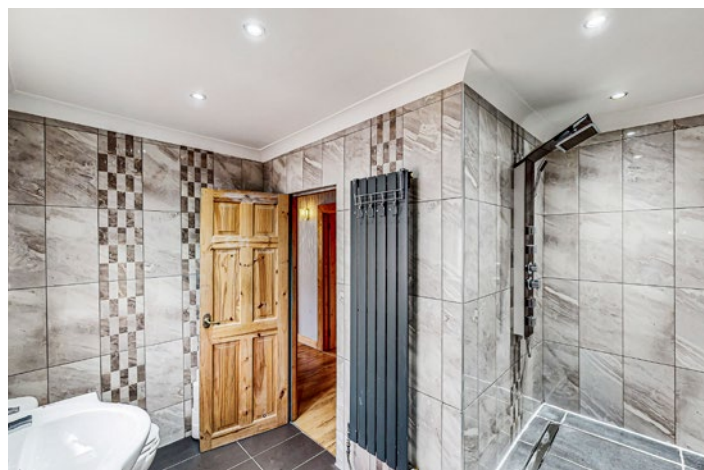
Bishopbriggs is a popular suburb to the north of Glasgow, well known for its excellent schools, welcoming community, and convenient transport links. The area offers a wide range of local amenities including shops, cafes, supermarkets, and leisure facilities. Bishopbriggs Train Station provides regular services into Glasgow city centre, while nearby motorway connections make commuting easy for those travelling further afield. This attractive and well-located property presents an excellent opportunity to secure a spacious home in one of Glasgow's most desirable residential areas.

## EPC Rating

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## Measurements

Hall	8'7 (2.63m) x 9'10 (3m)
Lounge	16' (4.88m) x 13'4 (4.06m)
Dining Room	11'8 (3.57m) x 10'9 (3.27m)
Kitchen	19'4 (5.88m) x 10'2 (3.11m)
Bedroom 1	11'11 (3.62m) x 13'10 (4.21m)
Bedroom 2	10'5 (3.18m) x 13'4 (4.06m)
Bedroom 3	10'1 (3.08m) x 9'10 (3m)
Bathroom	9'11 (3.01m) x 10'2 (3.11m)
Garage	19'4 (5.89m) x 8'8 (2.63m)



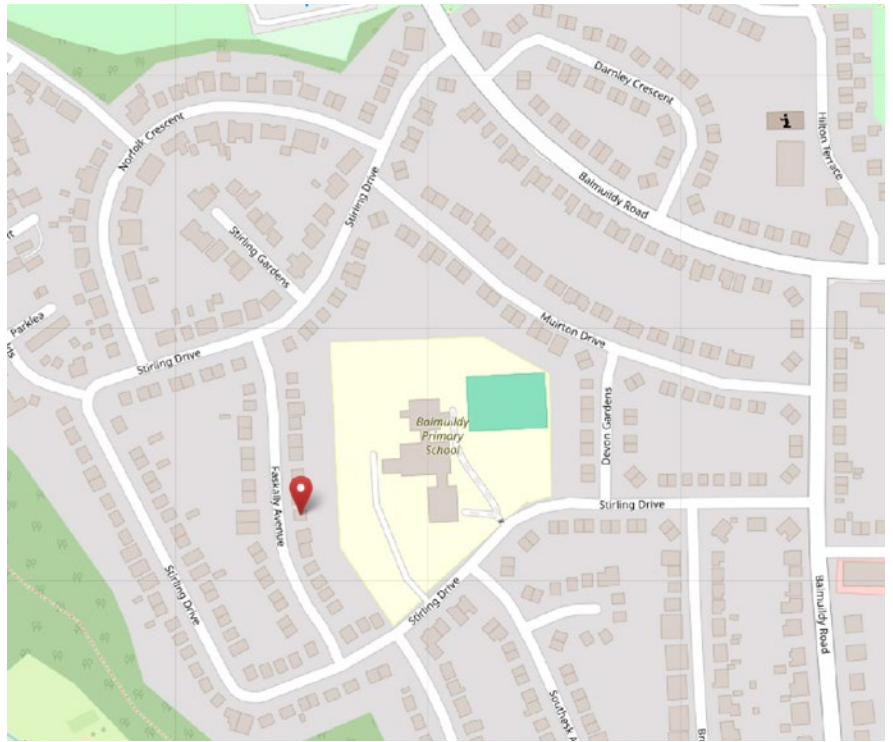
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## Travel Directions

From MSM, head north-east on Crow Road, then turn right onto Great Western Road (A82). Continue straight to merge onto the M8 motorway heading eastbound toward Edinburgh/Glasgow Airport. After about 3 miles, take the exit for the M80 motorway (Junction 13) and proceed northbound toward Cumbernauld/Stirling. Stay on the M80 for around 1.5 miles, then exit at Junction 2 onto the A803 (Kirkintilloch Road) toward Bishopbriggs. Follow the A803 for approximately 3 miles into Bishopbriggs. Turn right onto Faskally Avenue, where number 21 you'll find on the right—driveway access included.



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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA  
 GROUND FLOOR: 958 sq. ft , 89 m2, FIRST FLOOR: 226 sq. ft , 21 m2,  
 TOTAL AREA : 1,184 sq. ft , 110 m2  
 EXCLUDED AREA : GARAGE 167 sq. ft , 15 m2  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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