

# Fred.

ESTATE AGENTS



## 24 Calder East Drive

Glasgow

### Offers over £410,000



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This wonderful townhouse by Cala Homes enjoys a fantastic position within the highly regarded 'Jocelin Gardens' development in Bishopbriggs. Presented in fabulous condition this property displays high quality finishes throughout.

At the rear of the house there is an open plan living space full of natural light, thanks to the bi-fold doors to the rear gardens. This room contains a high specification kitchen with island unit and integrated appliances. This room is sufficiently large to accommodate living and dining areas to facilitate modern family living. There is a useful utility room with a door out to the side of the house. This level also features a cloakroom WC.

On the first floor level, there is a generously proportioned lounge, with French doors to a Parisian style balcony. This elevated position allows the lounge to take advantage of the fabulous views over Bishopbriggs and towards the Campsie Fells. On this floor there is a well generously sized double bedroom complete with en-suite shower room. The house family bathroom is also located on this level.

The top level of the property offers three further bedrooms, including the magnificent master suite. The master offers fantastic proportions and a luxurious dressing area complete with fitted wardrobes. A stylish en-suite compliments the the rest of the master bedroom. A modern shower room completes this floor.

The area of Bishopbriggs has been a popular area for a long time but has become increasingly popular due to the local secondary school "Bishopbriggs Academy" receiving the accolade of Scotland's top performing school in recent years. Within the centre of Bishopbriggs, there are many local shops and supermarkets as well as regular rail and bus services to the city. Meters from the property runs the Union Clyde Canal, Route 754, it is an entirely traffic-free cycle path from Glasgow to Edinburgh.

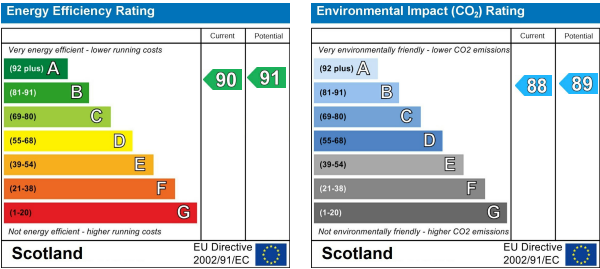
## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



438 Brandon Street, Motherwell, North Lanarkshire, ML1 1XA  
01698 305618 | [info@fredestateagents.co.uk](mailto:info@fredestateagents.co.uk)