

5 Bed Detached Bungalow In Henderland Road , Bearsden, G61 1JB £640,000



SHORT DESCRIPTION

Property Ref: 16224 Upgraded Detached Bungalow in Bearsden Located within a quiet and highly desirable residential area of Bearsden, this beautifully presented five-bedroom detached bungalow offers generous and flexible accommodation—ideal for growing families or those seeking comfortable, long-term living in a tranquil environment. The home has been recently refurbished to a high standard, including a brand-new roof on the main house and on the summer house, newly fitted bathrooms, and fresh neutral décor throughout, creating a bright, modern space that is truly move-in ready. Externally, the property benefits from a large private garden, providing a safe and enjoyable space for all to enjoy. The garage has been converted into a summer house, offering multiple potential uses such as a home office, playroom, or leisure space. The surrounding area is quiet, peaceful, and family-oriented, while still being conveniently close to local amenities, and transport links. The local primary school is just a two-minute walk from the property. This is an excellent opportunity to acquire a spacious family home in one of Bearsden's most sought-after locations. Property Type: Detached Bungalow Full selling price: £640000.00 Pricing Options: Offers in excess of Tenure: Freehold EPC rating:D Measurement:1614.59 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Driveway Heating Type: Double Glazing, Gas Central Heating, Underfloor Heating Chain sale Possession of the property: Self-occupied -----

5

Bed Room(s)

2

Bath Room(s)

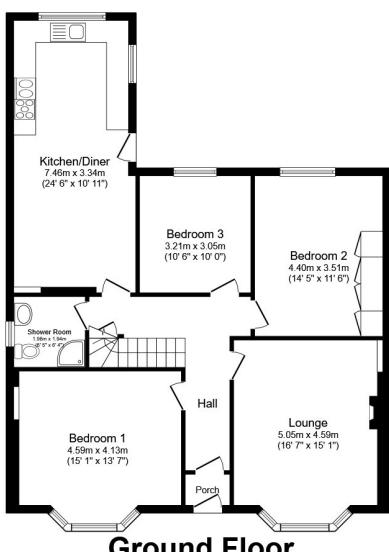
1

Living Room(s)

FLOOR PLAN

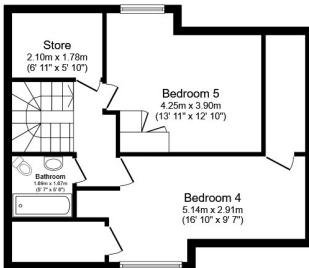
Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

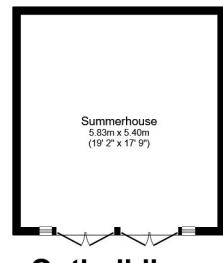


Total floor area 188.7 sq.m. (2,031 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



First Floor



Outbuilding

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Dwelling type: Detached bungalow
Date of assessment: 22 January 2026
Date of certificate: 01 February 2026
Total floor area: 150 m²
Primary Energy Indicator: 251 kWh/m²/year

Reference number: 1200-7221-0422-8221-1963
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£7,254	See your recommendations report for more information
Over 3 years you could save*	£2,040	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

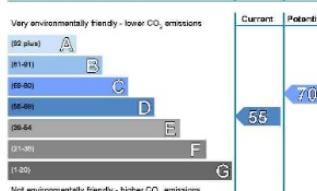


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (62)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (55)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£900 - £1,500	£1329.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£711.00
3 Solar photovoltaic (PV) panels	£8,000 - £10,000	£696.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

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