



Property & Estate Agents GLENDUFFHILL ROAD, GARROWHILL, GLASGOW

A Rarely Available 3 Bedroom Detached Villa On Good Size Plot With Detached Garage And Driveway, Separate Dining Room, Large High Gloss Integrated Dining Kitchen, Modern Décor And Flooring Throughout, Viewing Advised.

Offers Over £230,000 Freehold | A Rarely Available 3 Bedroom Detached Villa





A Rarely Available 3 Bedroom Detached Villa On Good Size Plot With Detached Garage And Driveway, Separate Dining Room, Large High Gloss Integrated Dining Kitchen, Modern Décor And Flooring Throughout, Viewing Advised.

ENTRANCE VESTIBULE

Entrance vestibule entered via modern PVC opaque double glaze door, double glazed front facing window with leafy open outlooks, vinyl flooring, light décor, flush ceiling lights, access from here is given to good size hallway.

HALLWAY

Hallway has vinyl flooring, light décor, range of inbuilt storage set underneath stairs, solid wood staircase leading to upper landing, flush ceiling lights, access from here is given to kitchen and lounge.

LOUNGE – 4.14 x 4.03 metres

With hardwood flooring, light fresh décor, front facing Georgian style double glazed window, feature wall, open plan access from here is given to dining room.

DINING ROOM – 3.83 x 2.54 metres

With solid wood flooring as per lounge, light fresh décor, rear facing PVC double glazed window with private open outlooks onto rear gardens.

KITCHEN – 3.65 x 3.35 metres

With a range of floor and wall mounted units in a high gloss finish, ample work surface area, four-burner gas hob, overhead extractor hood, integrated eye level oven, circular sink, side drainer, rear facing PVC double glazed window, space for freestanding appliances, pantry storage cupboard.

UPPER LANDING

Hardwood flooring upper landing, side facing Georgian style double glazed window, hatch giving access to attic.

MASTER BEDROOM – 4.15 x 3.51 metres

With carpeting, light décor, rear facing double glazed window, feature wall, able to accommodate double bed and other freestanding furniture.

BEDROOM 2 – 3.31 x 4.10 metres

With carpeting, light décor, freestanding wardrobes, Georgian style front facing double glazed window with open outlooks onto leafy parkland at front.

BEDROOM 3 – 3.27 x 2.57 metres

With vinyl flooring, light décor, understairs storage cupboard.

BATHROOM

The family bathroom has a 3 piece suite comprising low flush WC with dual flush, countertop mounted wash hand basin with chrome waterfall taps, ceramic tiling to splashbacks, high gloss storage set underneath, walk-in shower cubicle with mixer shower installed within, ceramic tiling to splashbacks, opaque double glazed window.

GARAGE





The property benefits from driveway and detached garage with up-and-over garage door.

GARDENS

The property sits within excellent size and shape front and rear gardens laid out mainly to lawn.

Tenure: Freehold

- Close to local amenities
- Close to school
- Close To Train Station
- Double Glazing
- excellent sized garden
- Garage



Viewing by appointment only
AB Property Consultants & Estate Agents LTD
211 Glasgow Road, Baillieston, Glasgow G69 6EZ

Tel: 0141 773 4000 Email: sales@abpropertyconsultants.co.uk Website: abpropertyconsultants.co.uk/

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.