



**YOUR MOVE**

— Adam Stuart —

PRICE:

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# 12 Moorfoot Avenue, Orchard Park, Glasgow, G46 7BY

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## DESCRIPTION

Your Move Adam Stuart are delighted to offer for sale this professionally extended 'larger style' semi detached villa in the popular Orchard Park area of the Citys Southside. The accommodation currently comprises; lounge, dining room, family room/garden room, modern kitchen, three double sized bedrooms and family bathroom. The property is situated in a substantial plot and therefore offers the potential to further extend the current layout, subject to building regulations/planning consent etc. The property also benefits from gas central heating and double glazing. Externally there are generously proportioned gardens to front and rear with a driveway and garage to the side.

## LOCATION

The area surrounding this property is widely respected for the high standard of local amenities which include an excellent selection of local shops, banks, hotels, restaurants, supermarkets and health care facilities. The transport links are considered to be first class with regular bus and rail services to Glasgow City Centre and beyond. This popular suburb is conveniently situated to the nearby M77/M8 motorway network with link roads to Glasgow City Centre, Prestwick, Paisley and East Kilbride. Sports and recreational facilities include Eastwood Swimming Pool, Rouken Glen Park, Eastwood Theatre, Giffnock library, Tennis and Bowling Clubs, Whitecraigs, Eastwood and East Renfrewshire Golf Clubs. Primary and Secondary education is considered amongst the best in this area with a selection of multi-denominational primary and secondary schools.

## DIRECTIONS

From our Clarkston office travel towards the Clarkston Toll roundabout going straight ahead onto Eastwoodmains road. Continue along Eastwoodmains road and at Eastwood Toll roundabout take the third exit onto Fenwick road. Continue along Fenwick Road, past the parade of shops and then turn left into Orchard Drive (at Royal Bank of Scotland). Veer right into Orchard Park Avenue and then take the next left into Robslee Road. Continue along Robslee Road taking the second left into Moorfoot Avenue where number 12 can be found on the right hand side.

## ENTRANCE HALL

Entrance hall, accessed from front garden via part glazed hardwood door. Stylish 'solid wood' flooring, central heating radiator with thermostatic valve, power socket and carpeted stairs to upper level. 'Walk-in' cloakroom with double glazed window to the front and integral 'under-stairs' cupboard, both providing substantial additional storage.

## LOUNGE

**4.27m x 3.60m (14'0" x 11'10")**

Formal lounge with double glazed bay window formation to the front. Solid wood flooring, smooth finish ceiling with coving and halogen feature lighting, ample power sockets and central heating radiator. Stylish fireplace fitted with 'living flame' gas fire and feature alcove providing display/storage facility.

## DINING ROOM

**6.07m (inc kitchen) x 3.73m (inc kitchen) (19'11" x 12'3")**

Dining room, situated between kitchen and family room, with feature fireplace fitted with 'living flame' gas fire. Solid wood flooring, ceiling coving, halogen feature lighting, ample power sockets and central heating radiator.

## FAMILY ROOM/GARDEN ROOM

**5.38m x 3.71m (17'8" x 12'2")**

Family room, located within rear extension, with double glazed window to the side and double glazed patio doors leading onto rear garden. Solid wood flooring, smooth finish ceiling with coving and halogen downlighting, ample power sockets and two central heating radiators.

## KITCHEN

**6.07m (inc dining area) x 3.73m (inc dining area) (19'11" x 12'3")**

Modern styled kitchen fitted with a range of Cherry wood effect floor and wall mounted units with stylish IKEA worksurfaces and ceramic tiled splashbacks. Appliances include gas hob, electric oven, fridge, freezer, integrated dishwasher and stainless steel 1.5 sink/drainers with mixer tap. Smooth finish ceiling with halogen downlighting, 'porcelain' tiled flooring and double glazed window to the side.

## LANDING

Upstairs landing, with solid wood flooring, smooth finish ceiling with pendant style lighting, double glazed window to the side, access area for loft and integral cupboard providing useful shelved storage.

## BEDROOM 1

**4.34m x 3.04m (14'3" x 10'0")**

Bedroom 1 is of double bed size with a double glazed bay window formation to the front. Neutrally decorated with solid wood flooring, ceiling coving, pendant style lighting with dimmer control, ample power sockets and central heating radiator.

## BEDROOM 2

**3.70m x 3.60m (12'2" x 11'10")**

Bedroom 2 is also of double bed size with a double glazed window to the rear. Neutrally decorated with solid wood flooring, ceiling coving, pendant style lighting with dimmer control, ample power sockets and central heating radiator.

## BEDROOM 3

**2.81m x 2.63m (9'3" x 8'8")**

Bedroom 3 is of double bed size with a double glazed window to the front. Neutrally decorated with solid wood flooring, smooth finish ceiling with coving, pendant style lighting with dimmer control and central heating radiator.

## BATHROOM

**2.11m x 1.70m (6'11" x 5'7")**

Family bathroom fitted with a white 3 piece suite comprising WC, WHB and 'P' shaped bath, with mixer shower over bath and glass curved shower screen. Solid wood flooring, smooth finish ceiling with halogen downlighting, walls tiled to full height at bath, heated towel rail and opaque double glazed window to the rear.

## EXTERNAL

Externally there are gardens to front and rear with a substantial driveway and garage to the side. The front garden is of 'low maintenance' layout with a natural stone feature, decorative stone chip infill and hedge/fence perimeter. The rear garden is laid to lawn with a stone patio area, drying facility, fenced perimeter and single garage.

## CLAUSES:

### MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### SONIC TAPE CLAUSE:

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

### ALL MEASUREMENTS:

All Measurements are Approximate

### OFFICE OPENING HOURS:

Mon 9.00am - 5.30pm

Tue 9.00am - 6.00pm

Wed 9.00am - 8.00pm

Thu 9.00am - 6.00pm

Fri 9.00am - 5.30pm

Sat 9.30am - 2.00pm

Sun 12pm - 3pm Tel :

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