



21 Glenmill Crescent, Darnley

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Situation

This popular suburb is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Darnley, Thornliebank and Newton Mearns are acknowledged for their standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

Glenmill Crescent is conveniently located for access to Sainsbury's in Darnley, The Avenue Shopping Centre, Greenlaw Retail Park which includes Waitrose, Aldi and Tesco Metro.

Sports and recreational facilities can be found locally to include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Eastwood Theatre and Rouken-Glen and Dams to Darnley parks.









Description

A beautifully presented four bedroom detached villa, set within the popular development by Persimmon Homes, close to local amenities and services.

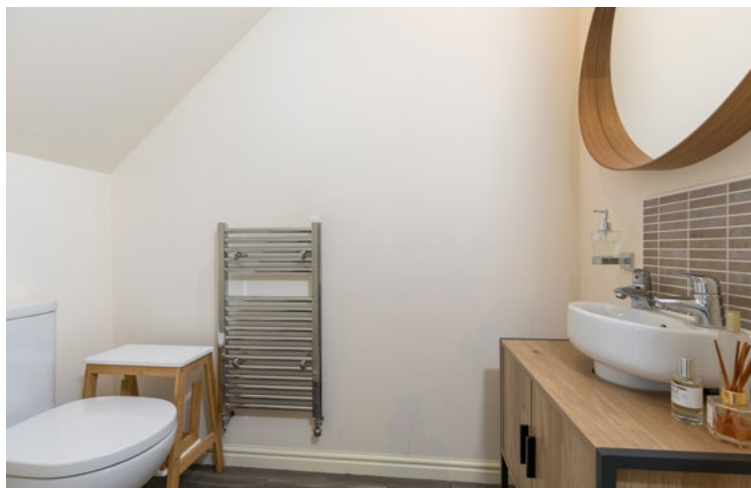
This spacious detached home has been well maintained by the present owners. The accommodation is formed over two levels and comprises:

Ground Floor: Welcoming reception hall with storage and staircase to upper level and guest WC. Well presented sitting room with French doors to the rear garden. Dining/ family room. Well appointed breakfasting kitchen. The kitchen is fitted with a range of wall mounted and floor standing units, integrated appliances and complementary worktop surfaces.

First Floor: Upper landing with storage and providing access to all four bedrooms. Principal bedroom with fitted wardrobes and an ensuite shower room. Bedroom two with cupboard space. Bedroom three with fitted wardrobes. Bedroom four. The house bathroom completes the internal accommodation.

The property is further complemented by gas central heating and double glazing. Well tended gardens, upgraded. Enclosed rear garden with a terrace, ideal for entertaining. Driveway providing off street parking and leading to a single integral garage.

For added peace of mind, the property also benefits from the balance of the NHBC certificate.







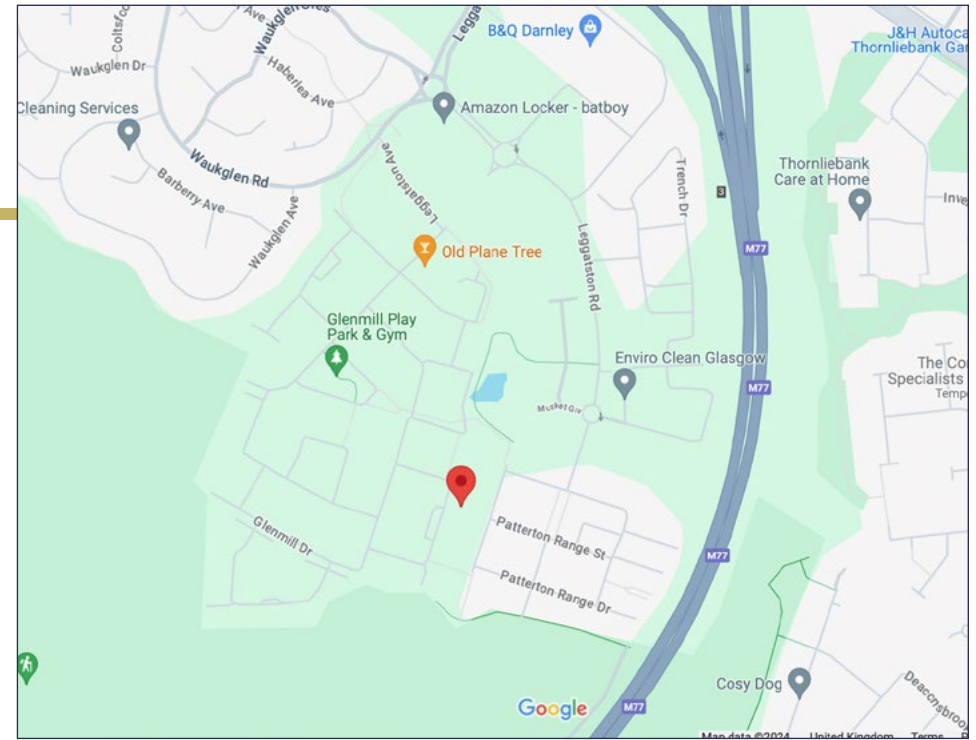


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21 Glenmill Crescent, Darnley G53 7HL

Approximate gross internal area 1375 sq ft - 128 sq m (including garage)



Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

Glasgow City Council
Band E

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band B

Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU
Tel: 0141 287 2000

Property Reference 3108

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent, produced by Potterplans Ltd. 2024

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

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