



**Millhouse Drive, Glasgow G20 0UE**

**welcome to**

**Millhouse Drive, Glasgow**

Allen & Harris are delighted to offer to the market this extremely rare 4 bedroom extended semi detached villa located with the popular area of Kelvindale, Glasgow. This property would ideally suit younger and older families alike and early viewing is highly recommended to avoid any disappointment.



Allen & Harris are delighted to offer to the market this extremely rare 4 bedroom extended semi detached villa located with the popular area of Kelvindale, Glasgow. This property would ideally suit younger and older families alike and early viewing is highly recommended to avoid any disappointment as this property is located within a very much sought after area.

The property comprises: Reception hall, family size lounge, modern fitted kitchen with dining area, four bedrooms (one of which is downstairs and also includes an en-suite) and a modern bathroom.

The property is further enhanced with double glazing, gas central heating, mono-bloc driveway at the front of the property, front, side a rear gardens.

Millhouse Drive is about a third of a mile from Kelvindale train station, from where there is a regular service to the city centre as well as other destinations. The local amenities of the West End are all within easy reach as is the city centre which is just some 3.5 miles away. This delightful property is well placed with a range of facilities and amenities close by as well as local roads allowing easy commuting to the West End or city centre. The Forth and Clyde Canal along with the Kelvin River are located nearby where there are foot and cycle paths for all to enjoy.



***view this property online*** [allenandharris.co.uk/Property/BIS108360](http://allenandharris.co.uk/Property/BIS108360)



## **Rec Hall**

### **Lounge**

13' x 11' 3" ( 3.96m x 3.43m )

### **Kitchen/diner**

10' 7" x 14' 6" ( 3.23m x 4.42m )

### **Bedroom 1**

17' 8" Max x 10' 5" ( 5.38m Max x 3.17m )

### **En-Suite**

5' 4" x 4' 2" ( 1.63m x 1.27m )

### **Bedroom 2**

12' 4" x 8' 4" ( 3.76m x 2.54m )

### **Bedroom 3**

11' 4" x 8' 4" Max ( 3.45m x 2.54m Max )

### **Bedroom 4**

9' 4" Max x 5' 9" ( 2.84m Max x 1.75m )

### **Bathroom**

7' 7" Max x 6' 6" Max ( 2.31m Max x 1.98m Max )



welcome to

## Millhouse Drive, Glasgow

- Extended Semi Detached Villa, Ideal For Younger & Older Families Alike
- Reception Hall, Family Size Lounge
- Modern Fitted Kitchen Diner, Family Bathroom
- Four Bedrooms, En-Suite With downstairs Bedroom
- Double Glazing, Gas Central Heating

Tenure: Freehold EPC Rating: C

offers over

**£225,000**



**view this property online** [allenandharris.co.uk/Property/BIS108360](https://allenandharris.co.uk/Property/BIS108360)

Please note the marker reflects the postcode not the actual property



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:  
BIS108360 - 0004

  
allen & harris



**0141 762 4477**



[bishopbriggs@allenandharris.co.uk](mailto:bishopbriggs@allenandharris.co.uk)



108A Kirkintilloch Road, Bishopbriggs,  
GLASGOW, Lanarkshire, G64 2AB



[allenandharris.co.uk](https://www.allenandharris.co.uk)