



1352 Barrhead Road, Crookston

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## Situation

Crookston and its neighbouring suburbs Pollok, Paisley and Braehead offer a range of local shopping and supermarket facilities, sports and recreational facilities, primary and secondary schooling. There are excellent public transport facilities with a train service to Glasgow and Inverclyde.

There is good access to the Silverburn and Braehead Shopping Centres, Xcite Braehead and the M77/M8 motorway networks providing access to most major towns and cities throughout the central belt of Scotland, as well as Glasgow International Airport.

The neighbouring countryside caters for a wide range of sports and leisure activities including fishing, golf and other recreational pursuits.















## Description

Seldom available detached bungalow requiring modernisation, located within this continually popular area, close to local shops, amenities and transport links.

The accommodation is formed over two levels and at present comprises:

Ground Floor: Entrance vestibule. Large reception hall with staircase to upper floor. Well presented and spacious bay window sitting room with fireplace. The kitchen is fitted with a range of wall mounted and floor standing units. Generous bay window bedroom with fireplace. Bedroom two. Bedroom three. Office. House Bathroom. Rear hall.

First Floor: Bedroom four and bedroom five. Box room.

The property further benefits from gas central heating and double glazing. A driveway provides off street parking and leads to a single garage. Private garden grounds.







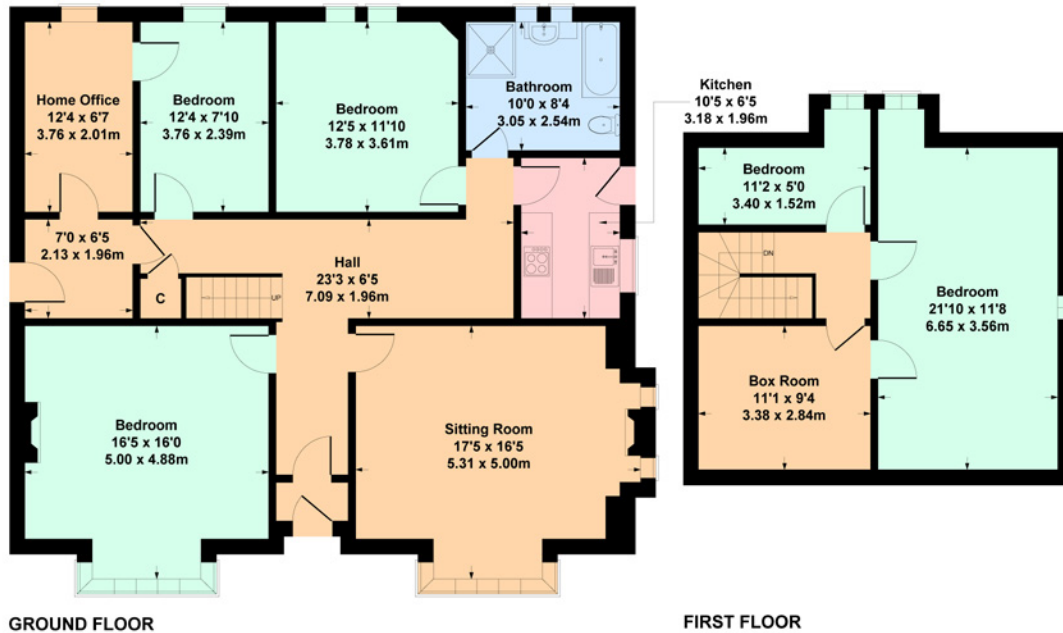




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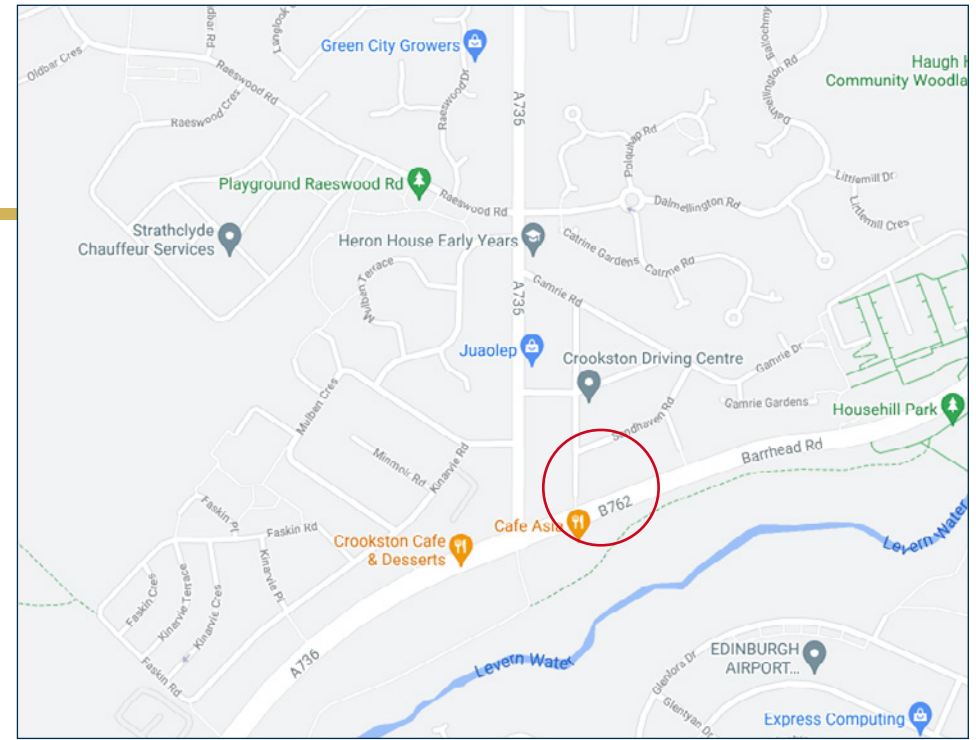
Approximate gross internal area 1,841 sq ft - 171 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings 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. 2021



### 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

Council Tax Band: F

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band E

### Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating (not tested).

### Local Authority

Glasgow City Council

City Chambers

Glasgow

G2 1DU

Tel: 0141 287 2000

### Property Reference 1930

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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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