



20 Levern Bridge Road, The Hurlet

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Nicol Estate Agents



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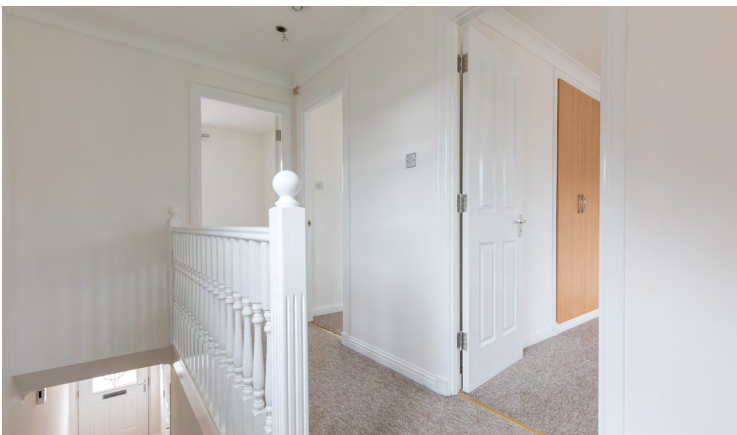
### Situation

The Hurlet and its neighbouring suburbs Darnley, Crookston, 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

A well presented three bedroom semi detached villa, set within sought after and popular residential development.

The accommodation is formed over two levels, well designed for family living and comprises:  
Ground Floor: Welcoming reception hallway. Spacious and bright sitting room. Well appointed dining kitchen, fitted with a range of wall mounted and floor standing units and complementary worktops surfaces. Conservatory with access to the rear garden. A guest WC completes the lower accommodation.

First Floor: Bedroom one, with fitted wardrobes. Two further bedrooms. House bathroom with three-piece suite.

The property is further complemented by gas central heating and double glazing. Well tended gardens, enclosed rear garden with patio area. Driveway providing off street parking to the side of the property.





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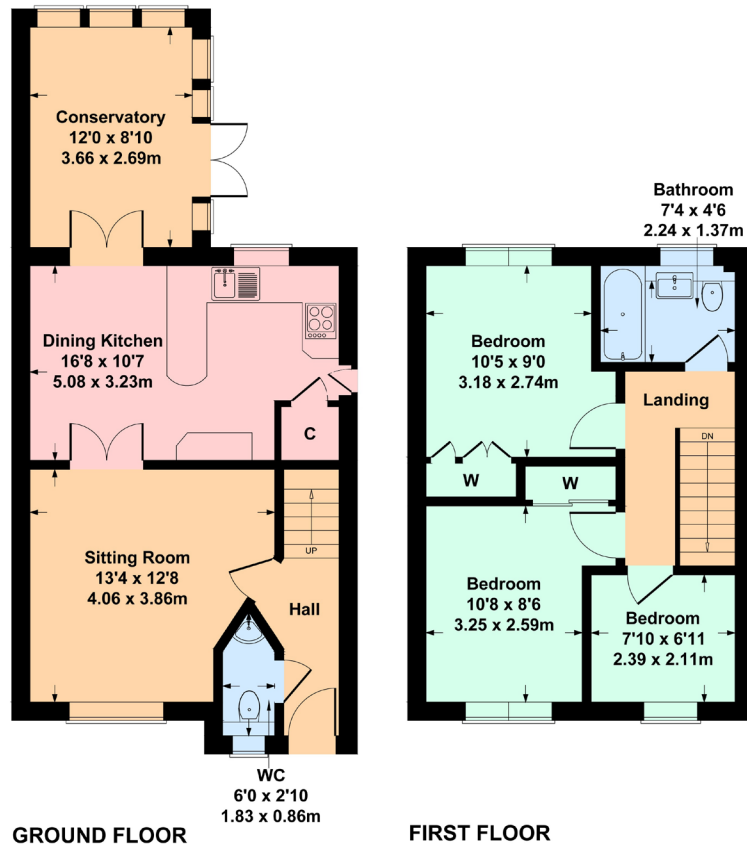


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## 20 Levern Bridge Road, The Hurllet G53 7AB

Approximate gross internal area 926 sq ft - 107 sq m

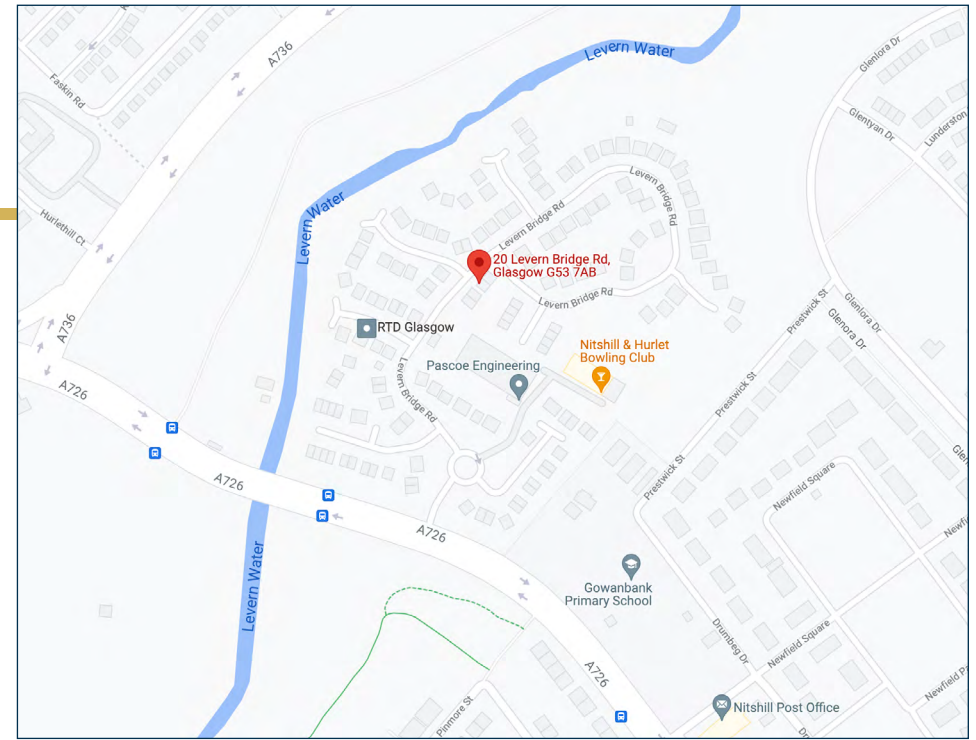


### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

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.



### 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: D

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band C

### 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 CLA329

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

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