



2 Oldbar Road, Crookston

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## Situation

Crookston and its neighbouring suburbs of 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, Xsite (previously Xscape) Braehead Arena and the M8 motorway network 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 and spacious five/six bedroom, detached villa, built by Miller Homes, set within generous and private corner gardens.

The property has been upgraded and well maintained by the present owners and enjoys all the benefits of a new build home, and affords well appointed accommodation, formed over two levels, and well designed for family living comprising:

**Ground Floor:** Reception hallway with guest WC and staircase to the upper accommodation. Spacious and well presented bay window lounge with French doors leading to the dining room. Well appointed dining kitchen, equipped with a full complement of floor and wall mounted cabinets, complementary worktops and breakfasting bar. The kitchen is on an open plan arrangement to the dining area and family room with further French doors to the patio and garden area. Separate utility room. A family room/ further bedroom completes the ground floor accommodation.

**First Floor:** Upper landing affording access to five bedrooms. Principal bedroom with dressing area, fitted wardrobes and ensuite shower room. Bedroom two with fitted wardrobes and ensuite shower room. Three further bedrooms, all double proportions. House family bathroom, with a separate shower enclosure. An attic provides additional storage.

The property is further complemented by upgraded bathrooms, gas central heating and double glazing.

A particular feature of this home is the well tended and generous corner gardens, enclosed rear garden with terrace, enjoying southerly orientation.

A monobloc driveway provides off street parking for several cars and leads to a detached double garage.











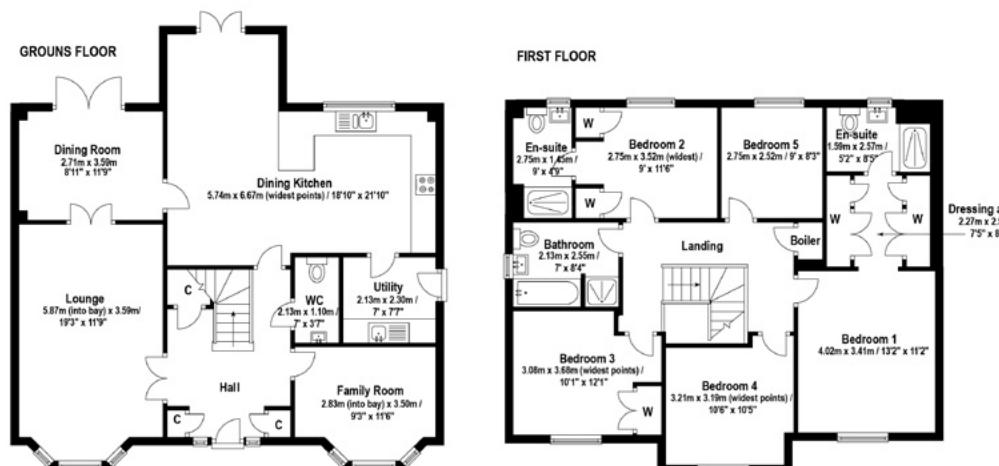
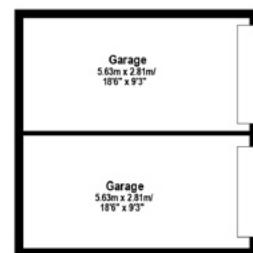


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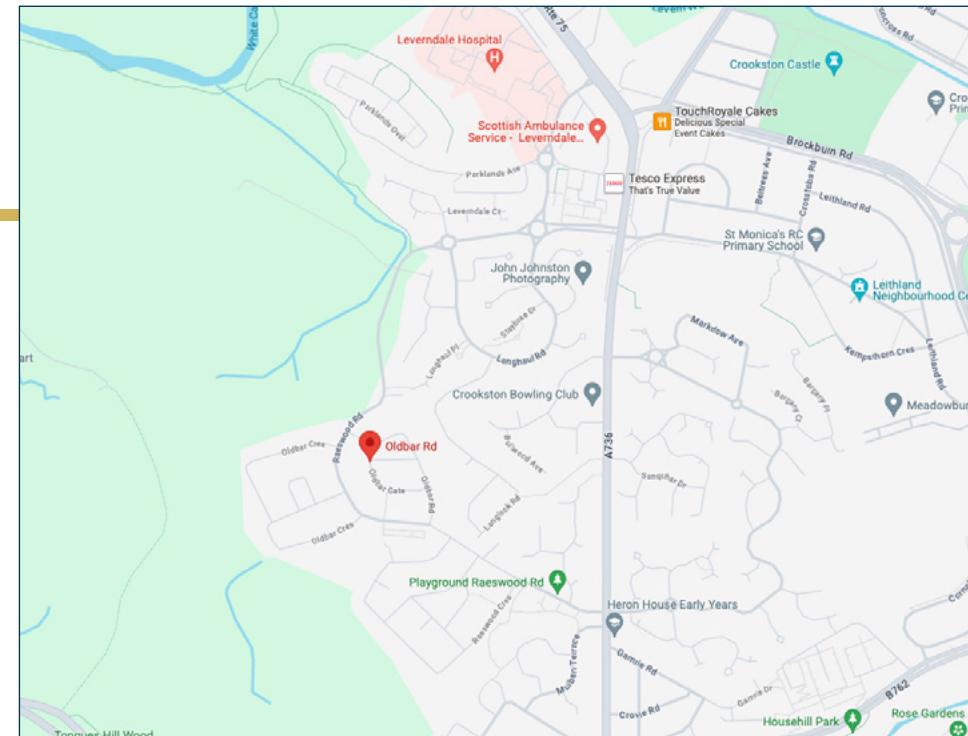
Approximate gross internal area  
 Main House = 1749.2 sq ft - 165 sq m  
 Garage = 340.6 sq ft - 31.6 sqm  
 Total = 2089.8 sq ft - 196.6 sq m



**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.

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



**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: G

**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** 3340

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