



**78 Langhaul Road, Crookston G53 7SE**

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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.













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## Property Description

An upgraded and well presented extended three bedroom detached villa close to local amenities and services.

The property has been upgraded and well maintained. The accommodation is formed over two levels and comprises:

**Ground Floor:** Entrance vestibule. Reception hall with Guest WC and staircase to side. Well presented sitting room. Family room/ bedroom four. Home office. Utility room with door to garden. Well appointed refitted dining size kitchen with a full complement of wall mounted and floor standing units and complementary worktops. Space for dining table and chairs. Patio doors to garden.

**First Floor:** Upper landing with storage. Bedroom one with fitted wardrobes and en-suite shower room. Bedroom two. Bedroom three. An attractive house bathroom with three-piece white suite and shower above bath completes the accommodation.

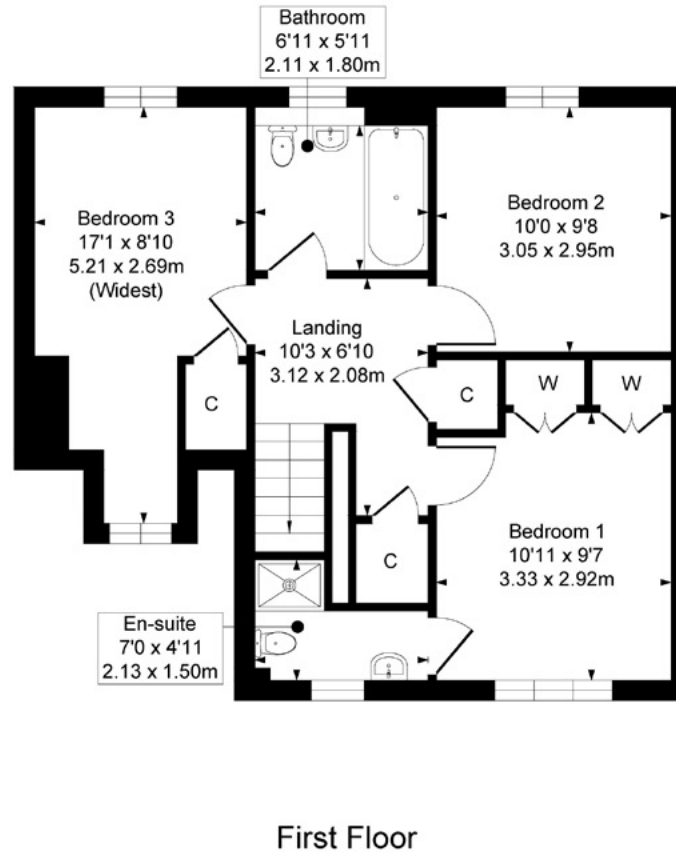
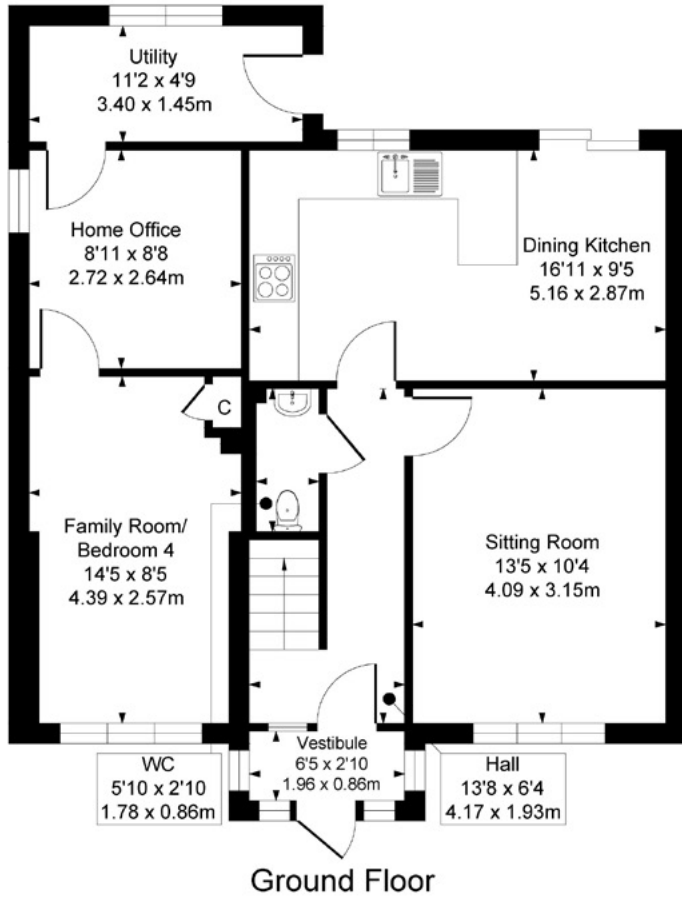
The property further benefits from gas central heating and double glazing. A monobloc driveway provides off street parking. Well kept garden grounds.



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**78 Langhau Road, Crookston**  
 Approximate Gross Internal Area  
 1220 sq ft - 113.34 sq m



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**Viewing**

By appointment through  
 Nicol Estate Agents  
**Newton Mearns**

**Outgoings**

East Renfrewshire Council  
 Band E

**Fixtures & 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**

3626

**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.

