



71 Raeswood Road, Crookston, G53 7HH

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Situation

Crookston and its neighbouring suburbs 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, Soar (previously Xscape) 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

Seldom available, a beautifully presented and upgraded four bedroom detached villa, set within extremely generous and landscaped private gardens, located in a short cul-de-sac setting.

Ground Floor: Reception hallway with guest WC and staircase to the upper accommodation. Spacious sitting room. Well appointed and refitted breakfasting kitchen, equipped with a full complement of floor and wall mounted cabinets and integrated appliances. The kitchen is on an open plan arrangement to the dining room with further French doors to the patio and garden area. A family room, completes the ground floor accommodation.

First Floor: The bright landing affords access to all four double bedrooms. Spacious principal bedroom with fitted wardrobes and stunning, en-suite shower room. An impressive refitted house family bathroom, completes the accommodation.

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

A particular feature of this home is the well tended and landscaped gardens, enclosed to the rear, providing privacy, for entertaining. The mono-bloc driveway provides off street parking.



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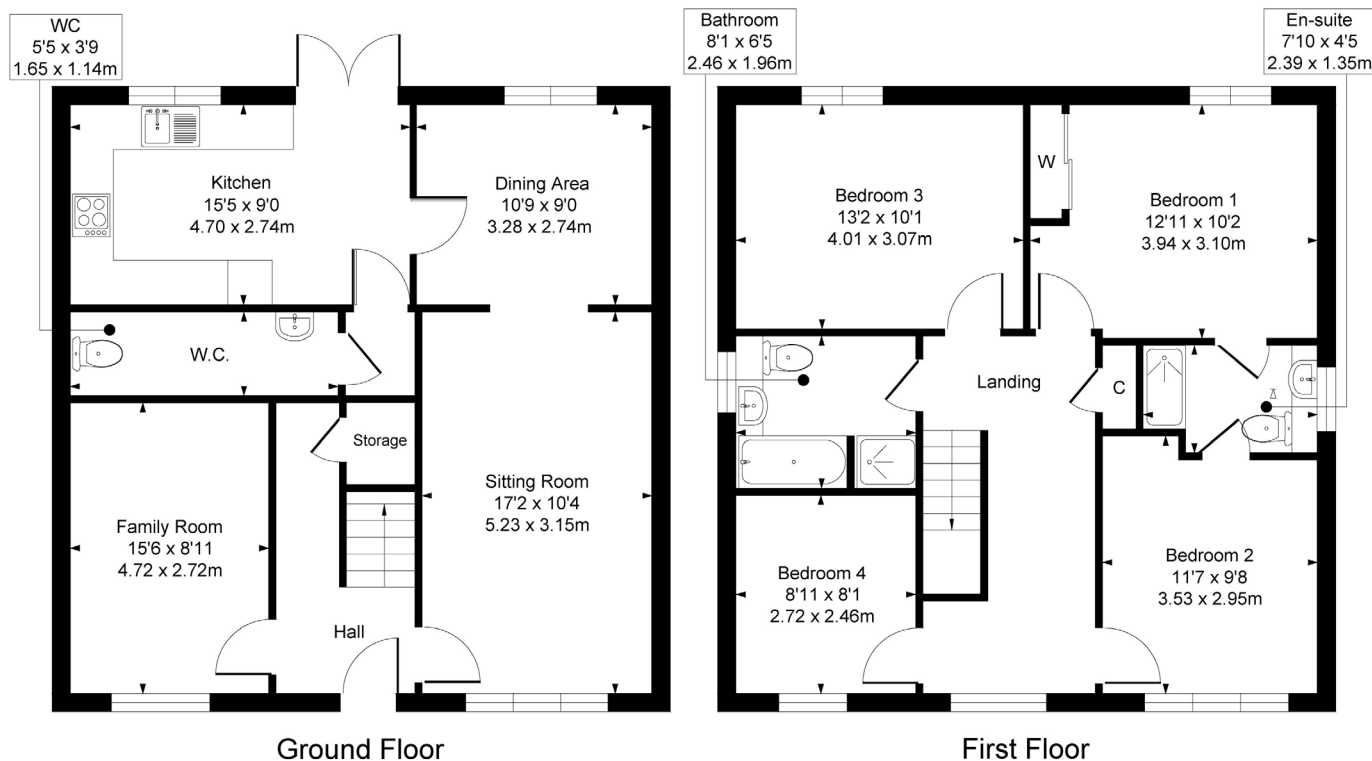




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Approximate Gross Internal Area

1387 sq ft - 128.85 sq m



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

Glasgow City Council
Band F

Fixtures & 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

3648

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.

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