



2 Trench Drive, Darnley G53 7RD

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Situation

This popular suburb is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Darnley, Thornliebank and Newton Mearns are acknowledged for their standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

Trench Drive is conveniently located for access to Sainsbury's in Darnley, The Avenue Shopping Centre, Greenlaw Retail Park which includes Waitrose, Aldi and Tesco Metro.

Sports and recreational facilities can be found locally to include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Eastwood Theatre and Rouken-Glen and Dams to Darnley parks.









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Property Description

Set within the popular Sycamore Park development by Persimmon Homes, is this three bedroom semi detached villa, close to local amenities and services.

This property has been well maintained by the present owners, formed over two levels and comprises:

Ground Floor: Well presented sitting room overlooking the rear of the property, with a staircase to the upper level. Well appointed dining kitchen. The kitchen is fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Guest WC.

First Floor: Upper landing. Main bedroom to front with fitted wardrobes and en-suite shower, two double bedrooms to rear one with fitted wardrobes. The house bathroom with shower over the bath completes the internal accommodation.

The property is further complemented by gas central heating and double glazing. Well tended gardens. Enclosed rear garden, ideal for entertaining. Off street parking provided to the front of the property with integrated garage

For added peace of mind, the property also benefits from the balance of the NHBC certificate.



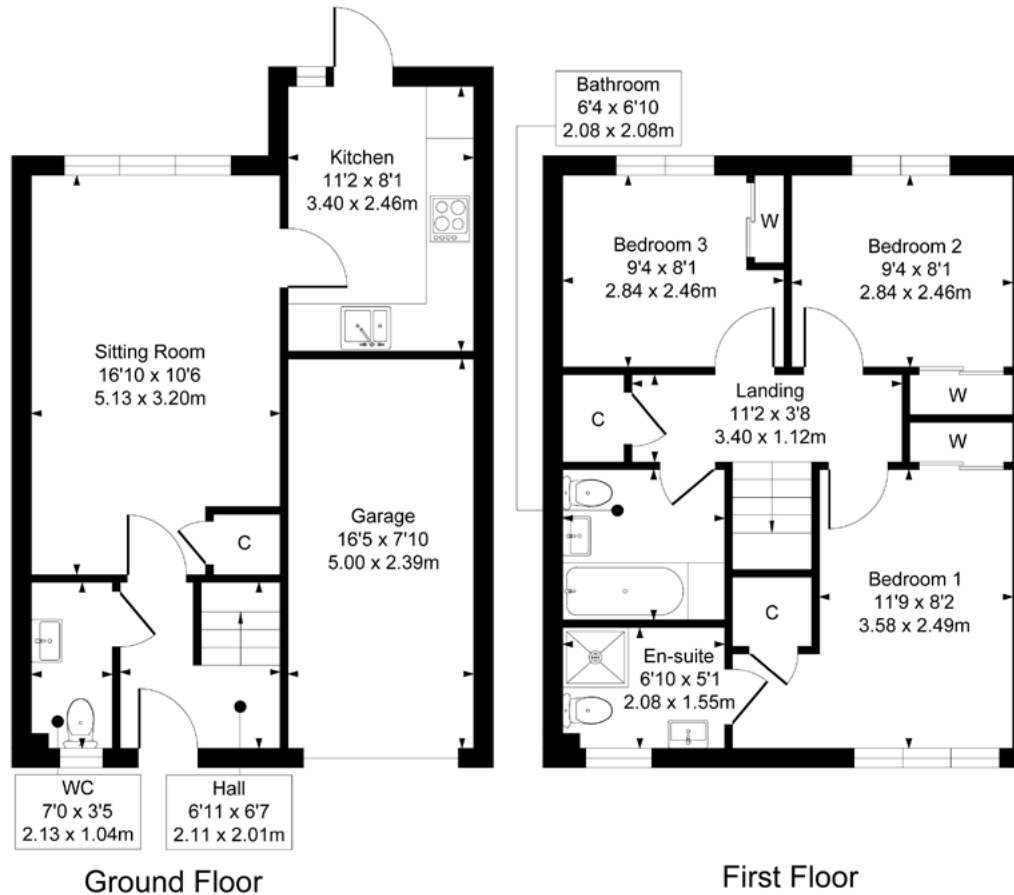
2 Trench Drive

Approximate Gross Internal Area

Main House 803 sq ft - 74.60 sq m

Garage 129 sq ft - 11.98 sq m

Total 932 sq ft - 86.58 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.



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Viewing

By appointment through

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Clarkston

Outgoings

Glasgow City Council

Band D

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

3669