



RESIDENCE

17 Magnus Crescent, Simshill, G44 5EX

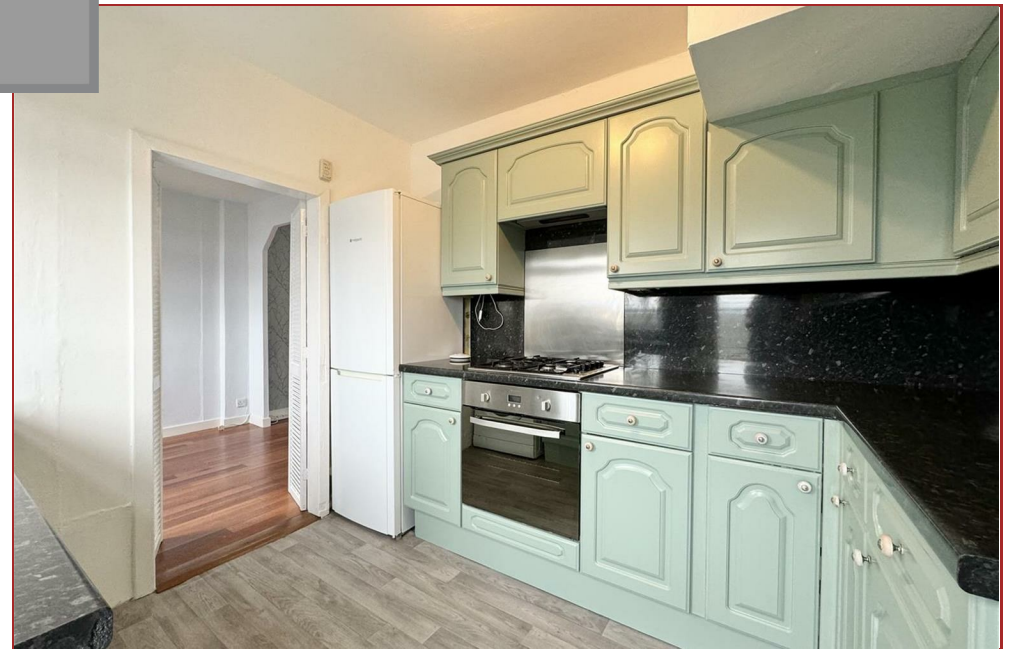
www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston
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3 Bedrooms | 1 Public Rooms | 1 Bathrooms

This well proportioned three-bedroomed semi-detached villa is located within a highly desirable pocket of Simshill and has outstanding views to the rear.

The property has been well maintained over the years by the current owners and features gas central heating and double glazing. The rooms are neutrally decorated and contain a mixture of floor coverings.

Offering bright and airy rooms, the accommodation comprises a reception hallway, a sizeable lounge with an open plan dining area to the rear, a wonderfully sized kitchen with access to the substantial rear garden, a family shower room and three well proportioned bedrooms.

The floor plan shall provide you with a detailed layout of this well laid-out and comfortable home. However, we recommend viewing it to appreciate the quality of finishing, the layout and the setting that's on offer.

To the front of the house, the property is laid to lawn with a driveway to the front and side. The sizeable private rear garden is laid to lawn and has a cellar for extra storage.

Magnus Crescent is located in Simshill in the Southside of Glasgow and is well placed for a wide range of local amenities, shops, schooling, transport links and leisure activities. Linn Park and King's Park are nearby and Cathcart Station is only a short distance away and offers a regular direct rail route to Glasgow Central.



731.00 sq ft | EER = D



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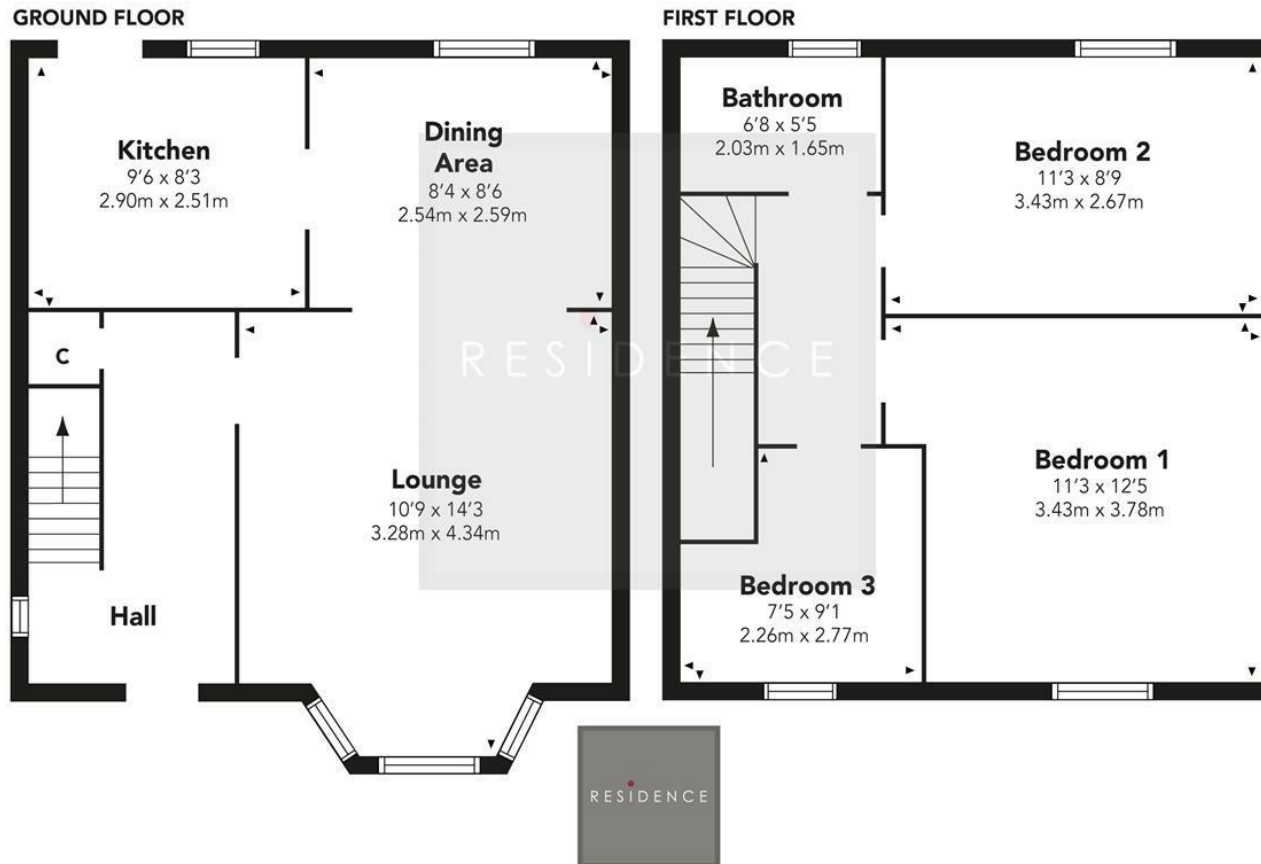


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Magnus Crescent



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, 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.