

FLOOR PLAN

DIMENSIONS

Entrance Hall

10'11 x 6'11 (3.33m x 2.11m)

Living Room

13'05 x 11'11 (4.09m x 3.63m)

Lounge

14'10 x 11'02 (4.52m x 3.40m)

Family Living Kitchen

31'03 x 19'01 max (9.53m x 5.82m max)

Downstairs Cloakroom

4'08 x 4'05 (1.42m x 1.35m)

Landing

Bedroom One

15'01 x 10'11 (4.60m x 3.33m)

Bedroom Two

10'11 x 11'11 (3.33m x 3.63m)

Bedroom Three

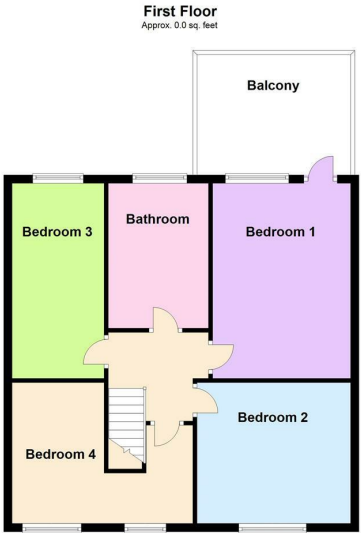
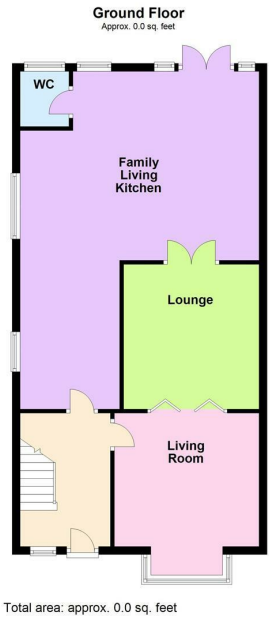
15' x 6'11 (4.57m x 2.11m)

Bedroom Four

10'07 x 14'10 max (3.23m x 4.52m max)

Family Bathroom

11'05 x 7'11 (3.48m x 2.41m)



OVERVIEW

- Spacious Family Home With No Chain
- Highly Coveted location
- Entrance Hall & Downstairs Cloakroom
- Lounge & Living Room
- Family Living Kitchen
- Four Bedrooms, Balcony To Primary
- Lovely Family Bathroom
- Driveway & Extensive Rear Garden
- Viewing Is A Must
- EER - D, Freehold, Tax Band - C

LOCATION LOCATION....

Nestled amidst green spaces and parks, Glen Parva offers a peaceful retreat from the hustle and bustle of city life while remaining well-connected to urban conveniences. Residents enjoy easy access to local shops, supermarkets, and eateries, ensuring everyday needs are met within close proximity. The area is characterised by its family-friendly environment, with excellent schools and recreational facilities nearby. Picturesque walking paths and nature trails provide opportunities for outdoor exploration and leisure activities, making Glen Parva an ideal location for nature enthusiasts and active individuals alike.



THE INSIDE STORY

Set on a highly desirable and prestigious road, this spacious four-bedroom family home is offered for sale with no onward chain. Designed for modern living while retaining warmth and character, the property boasts generous living spaces and a stunning rear garden. Upon entering, the welcoming entrance hall leads to a bright and airy front living room, featuring a charming bay window that floods the space with natural light. Bifold doors open into a cosy lounge, complete with a log-burning stove, creating a perfect retreat for relaxation. The heart of the home is the family living kitchen, a beautifully designed space with another log-burning stove, offering ample room for socialising, family time and entertaining. The dining area benefits from French doors that open directly onto the garden, seamlessly blending indoor and outdoor living. A convenient downstairs cloakroom completes the ground floor. Upstairs, the spacious landing provides access to four well-proportioned bedrooms, each offering comfort and versatility. The primary bedroom is a standout feature, boasting a private door onto a balcony—ideal for enjoying morning coffee or unwinding in the evening. The luxurious family bathroom features a stylish four-piece suite, including a freestanding bath, a separate shower cubicle, a wash hand basin, and a wc. Externally, the property is equally impressive. A generous driveway provides ample off-road parking for multiple vehicles, complemented by a carport and a garage for additional storage or workspace. The extensive rear garden is a true highlight with mature trees, well-established shrubs, and a patio area, perfect for alfresco dining and outdoor gatherings.

