

## End Terraced House

4 Danes Crescent, Scotstounhill, Glasgow, G14 9AG

**Offers Over £169,000**



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## Description

This two bedroom end of terrace villa enjoys a lovely crescent setting within a much admired location.

A fantastic family home this property is very well presented and offers excellent potential to refurbish and extend the current accommodation. Furthermore there is a driveway, garage and an extremely large garden to rear.

An entrance hall links to the ground floor accommodation with stairway off leading to the upper level. The lounge is a comfortable reception room with bay window formation to the front adding additional depth and lending plenty of natural light. The kitchen is fitted with a range of units and there is ample space for a fridge/freezer, washing machine and cooker. Twin window formations overlook the rear garden and there is a handy ceiling pulley. The shower room is fitted with a walk in shower with electric shower fitment, a wc and a wash hand basin. A window formation to the rear lends light and there is access to a deep under stair cupboard which offers handy storage space and also houses the gas central heating boiler.

Upstairs the landing leads to both bedrooms and to a small W.C. A ceiling hatch leads to the attic space and a window on the half landing overlooks the rear garden. Both bedrooms are nicely proportioned, the front bedroom having fitted wardrobes installed. Mention should be made of the pleasant aspects to the front across Danes Crescent and towards the central gardens.

This property has a gas fired central heating system and double glazed windows.

The front gardens are of low maintenance with paving and stone chipped areas bordered by timber fencing and the paved driveway leads to a single car garage. As mentioned the rear garden is of most generous size mainly laid to lawn and bordered by timber fencing and mature shrubs.

Danes Crescent forms part of the popular Scotstounhill district lying approximately 5 miles to the Northwest of Glasgow City Centre. The immediate & surrounding areas offer a host of local amenities including high street shopping on the bustling Dumbarton Road and supermarkets at Knightswood Shopping Centre. There is schooling at both Primary & Secondary level and recreational facilities include Scotstoun Stadium & Leisure Centre and Victoria Park. Further shopping and recreational facilities can be found at the nearby Braehead Shopping Centre. Commuters have easy access to local bus routes and there are regular train services from Scotstounhill Train Station which is a short walk away. Those travelling by car have excellent road links to the Clyde Tunnel, City Centre and M8 Motorway network.

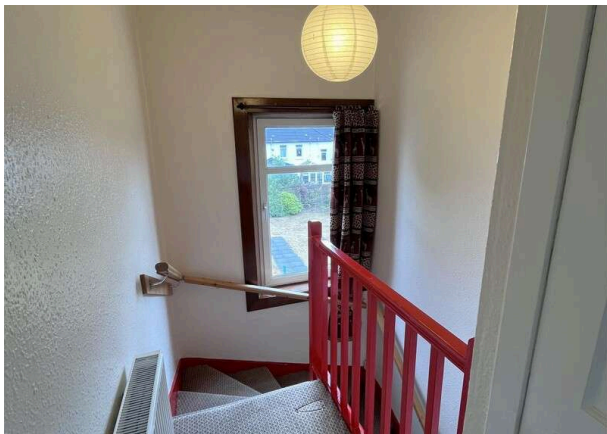
## Room Dimensions

Entrance Hall	2.39 m x 1.19 m / 7'10" x 3'11"
Lounge	4.11 m x 4.83 m / 13'6" x 15'10"
Kitchen	3.68 m x 2.26 m / 12'1" x 7'5"
Bedroom 1	3.33 m x 3.61 m / 10'11" x 11'10"
Bedroom 2	3.63 m x 2.84 m / 11'11" x 9'4"
Shower Room	2.24 m x 1.40 m / 7'4" x 4'7"
WC	1.17 m x 0.79 m / 3'10" x 2'7"

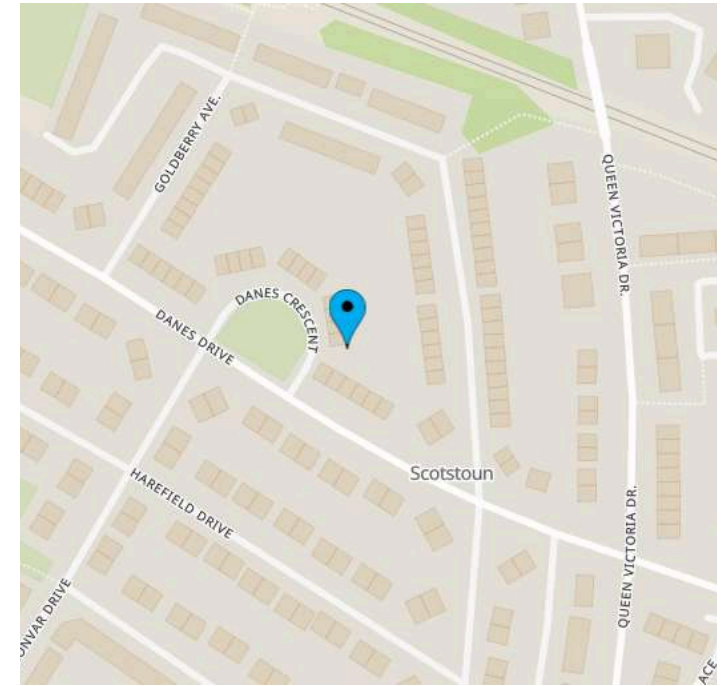
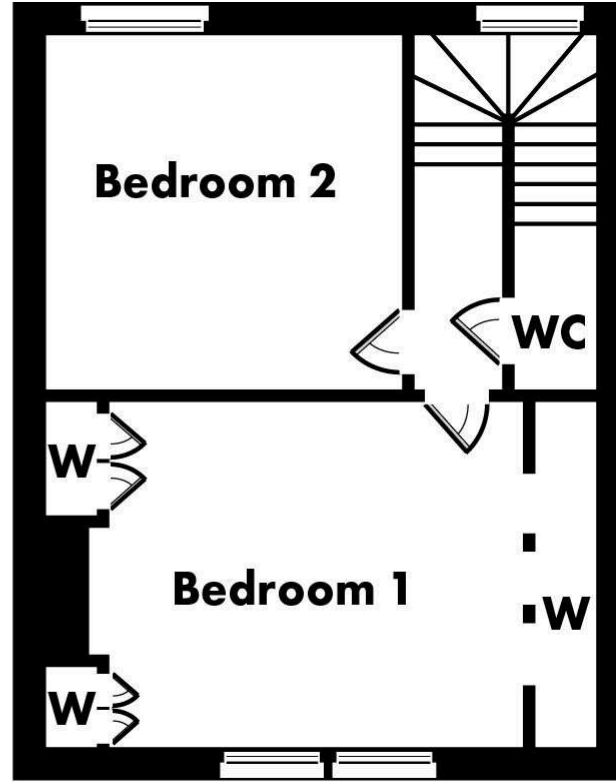
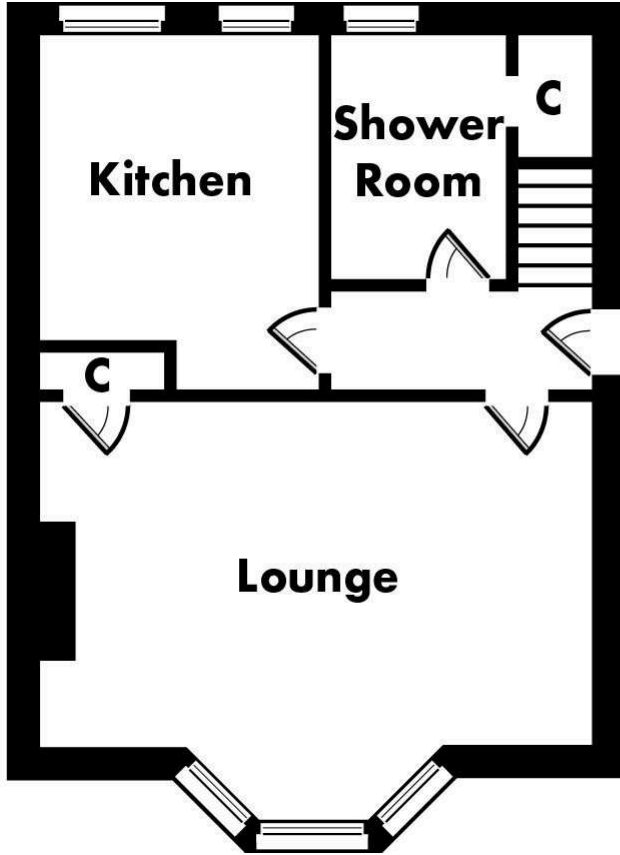
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## Features

Well presented end terraced villa  
 Two bedrooms  
 Attractive crescent setting  
 Driveway & garage  
 Large gardens to rear  
 Close to schools, shops, bus and train



Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling along Queen Victoria Drive continue to the traffic lights at junction with Danes Drive. Proceed West on Danes Drive and then take the 2nd right into Danes Crescent. This property is a short distance along on the right hand side.

#### MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

Or to view this property please call:

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