



Detached House

27 Silver Birch Drive, Drumoyne, Glasgow, G51 4EF

Offers Over £215,000



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Description

This three bedroom detached villa sits within the established Elder Grove development by Persimmon Homes and offers excellent family accommodation. The property enjoys a prime position tucked away but close to local schools, shops and transport links. It has an attractive frontage with broad driveway and small lawn whilst to the rear there is a mature west facing garden offering a lovely outdoor space to be enjoyed.

An entrance hall welcomes you with stairway ahead to the upper floor and door adjacent leading to the lounge. This lounge is a comfortable reception room with archway through to the dining room. There are broad window formations to both ends of this living space with pleasant aspects. The dining kitchen is very well appointed complete with a range of units and an integrated hob and oven, A dishwasher sits neatly beneath the worktops and there is ample space for a dining table and chairs. Further handy storage space is available within a recessed cupboard off this kitchen. The utility room had a further worktop with sink and draining board and the washing machine, fridge and freezer are being included in the sale. A door to the side elevation provides handy access to the the side/rear of this property. The downstairs W.C is accessed from the utility room.

Upstairs the landing leads to the three bedrooms and family bathroom. A ceiling hatch accesses the loft space. All three bedrooms are of excellent proportion and have built in storage space. The master bedroom further benefits from an en-suite shower room. The family bathroom is fitted with a three piece suite and separate shower cubicle. A deep cupboard off this bathroom affords more storage space. This property has double glazed windows and a gas fired central heating system, the BAXI combination boiler housed within the garage.

The property sits on a great sized level plot with off street parking available on the driveway which leads to an integral garage. The enclosed rear garden is mainly laid to lawn with paved sections and bordered by timber fencing.

This property sits within the Drumoyne district of Govan lying to the south of the River Clyde and approximately 5 miles from Glasgow City Centre. There are convenient local shops on Shieldhall Road and an ASDA superstore and ALDI on nearby Helen Street. Further shopping and recreational facilities can be found at the Braehead Shopping Centre. There is Primary & Secondary Schooling available within the immediate and surrounding area. Commuters have access to local bus routes and Cardonald Train Station is around a 15 minute walk away. There are also excellent road links to the Clyde Tunnel, M8 motorway and Glasgow City Centre. Other notable local landmarks include the Queen Elizabeth University Hospital, Elder Park and Park Villa Community Sports Hub.



Room Dimensions

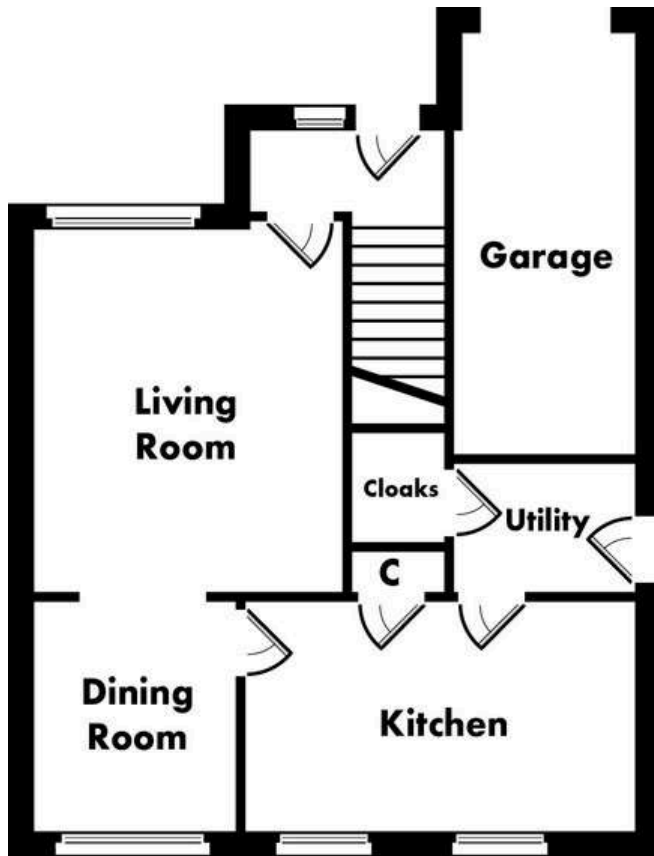
Entrance Hall	1.96 m x 1.42 m / 6'5" x 4'8"
Lounge	4.32 m x 3.28 m / 14'2" x 10'9"
Dining Room	2.57 m x 2.41 m / 8'5" x 7'11"
Dining Kitchen	4.52 m x 2.31 m / 14'10" x 7'7"
Bedroom 1	3.30 m x 3.38 m / 10'10" x 11'1"
Bedroom 2	2.95 m x 3.30 m / 9'8" x 10'10"
Bedroom 3	3.56 m x 2.67 m / 11'8" x 8'9"
Utility Room	2.67 m x 1.55 m / 8'9" x 5'1"
Bathroom	2.69 m x 2.01 m / 8'10" x 6'7"
Ensuite	1.42 m x 1.45 m / 4'8" x 4'9"
WC	1.37 m x 0.91 m / 4'6" x 3'0"

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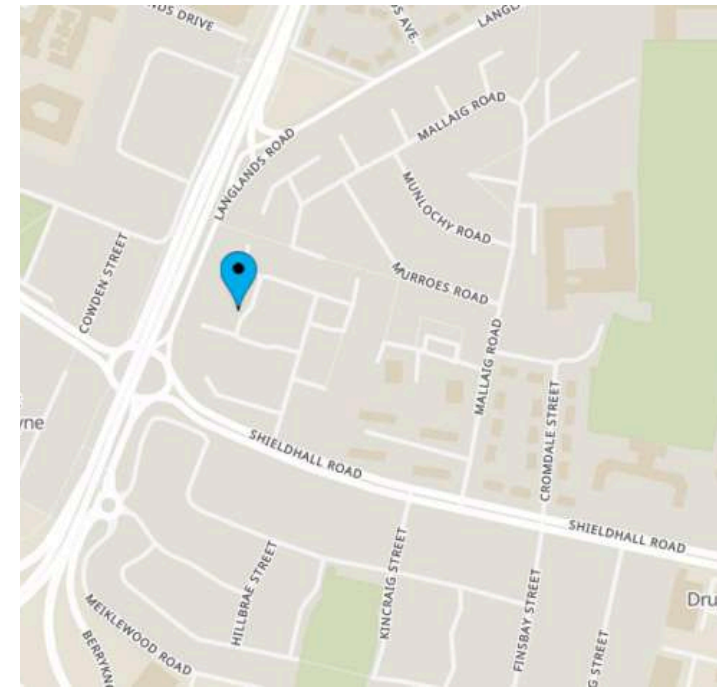
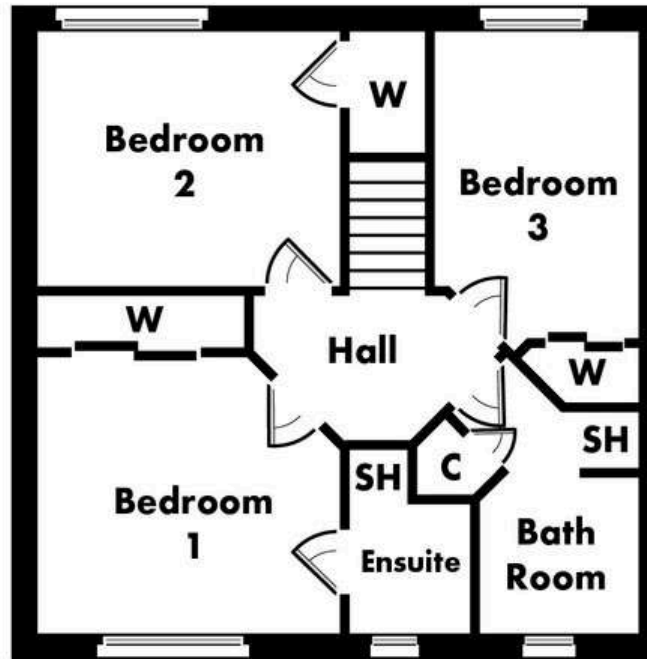
Features

Detached family home
Three bedrooms- master en-suite
Lounge through to dining room
Dining kitchen & utility room
Family bathroom and downstairs W.C.
Mature gardens
Driveway and garage
Close to schools, shops, and transport links





Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling from the Clyde Tunnel proceed Southbound on the A739. Take the exit onto Langlands Road and continue Southbound. At the roundabout take the first exit (left) onto Shieldhall Road and then turn first left into Elder Grove Avenue. Turn 2nd left into Silver Birch Drive and follow the road as it curves to the right. This property is on your left 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:

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