



Laurence Gardens, Drumchapel  
**Offers Over £159,000**  
3 BED END TERRACE VILLA



 **McHugh**  
Estate Agents



## Features

3 Double Bedrooms

End Terrace Villa

Large South Facing Rear Garden

Dining Kitchen

Family Friendly cul-de-sac

Opposite a small playpark

Excellent family home

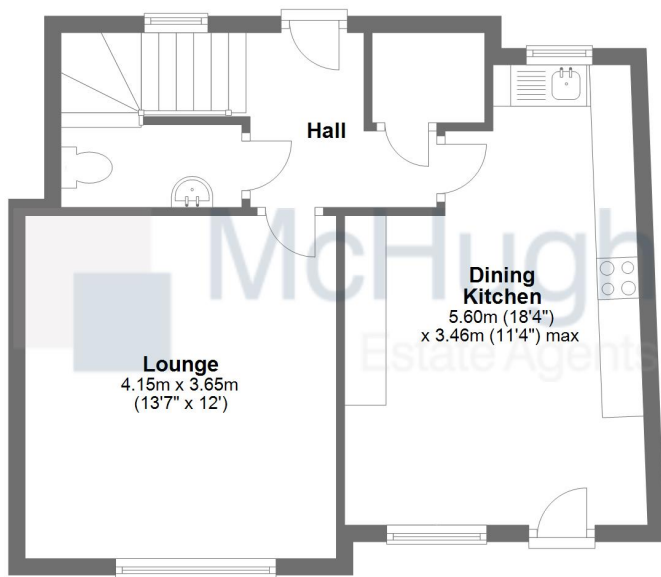
Handy for main commuter routes



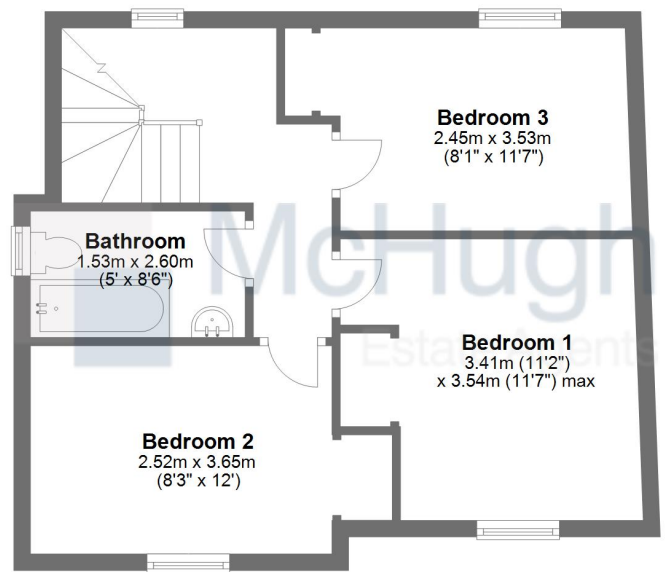
## 3 BED END TERRACE VILLA

Laurence Gardens, Drumchapel

### Ground Floor



### First Floor



This floorplan has been created for guidance purposes only.  
Plan produced using PlanUp.

# Laurence Gardens, Drumchapel

This spacious and well maintained 3 bedroom end terrace villa provides excellent accommodation in a family friendly environment. The property enjoys the benefits of having a large suntrap garden, driveway parking and a small residents' playpark across the road.

## Accommodation

The entrance door opens to a welcoming hallway. The spacious and well presented lounge has outlooks over the rear garden and is flooded with natural light. Off the hall, there is a generous dining kitchen with a range of Beech effect units, outlooks to the front and rear and a door which opens directly to the rear garden. There are two large inbuilt cupboards in the hall; one of which has been adapted to create a ground floor WC.

On the upper floor there are three bright double bedrooms, each of which have recessed storage. The bathroom is tiled on the splash-backs and fitted with a white 3 piece suite and an electric shower.

## Heating and Glazing

The property has wooden framed double glazing and a gas central heating system (combi boiler).

## Gardens

The front garden provides a gated driveway and is laid with monoblock for ease of maintenance. The South facing rear garden has a generous lawn and enjoys lengthy sunny exposures.

## Location

9 Laurence Gardens is a quiet, convenient setting on the edge of Drumchapel. It is well placed for easy access to (A82) Great Western Road which provides quick routes to Glasgow, Loch Lomond, Erskine Bridge and M8 Motorway. Local shops and schools are within walking distance and the popular Great Western Retail Park is close by. There are also excellent facilities for sport and leisure within the vicinity.

Sat Nav ref- G15 8AH

## Dimensions

### Lounge

4.15m x 3.65m

### Kitchen

5.60m x 3.46m

### Bedroom 1

3.40m x 3.54m

### Bedroom 2

2.52m x 3.65m

### Bedroom 3

2.45m x 3.53m

### Bathroom

1.53m x 2.60m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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