



Rowan Drive, Parkhall
Offers Over £105,000
2 BED SEMI-DETACHED HOUSE



 **McHugh**
Estate Agents



Features

2 Double Bedrooms

Semi Detached Villa

Delightful Gardens

Spectacular elevated views over the town

Quiet cul-de-sac location

10 minutes walk to Dalmuir Train Station

Handy for schools and shops

Excellent family accommodation

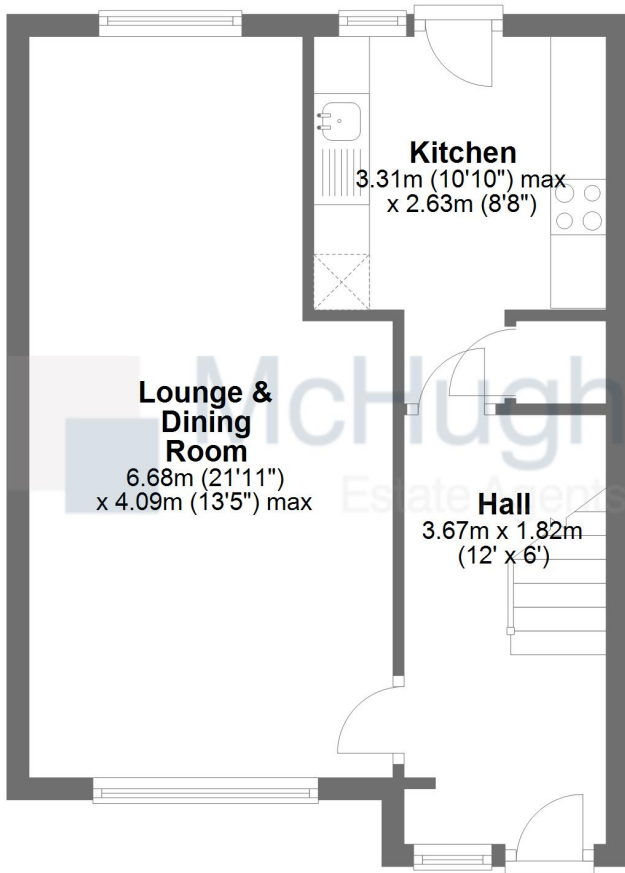
Modern Worcester Combi Boiler



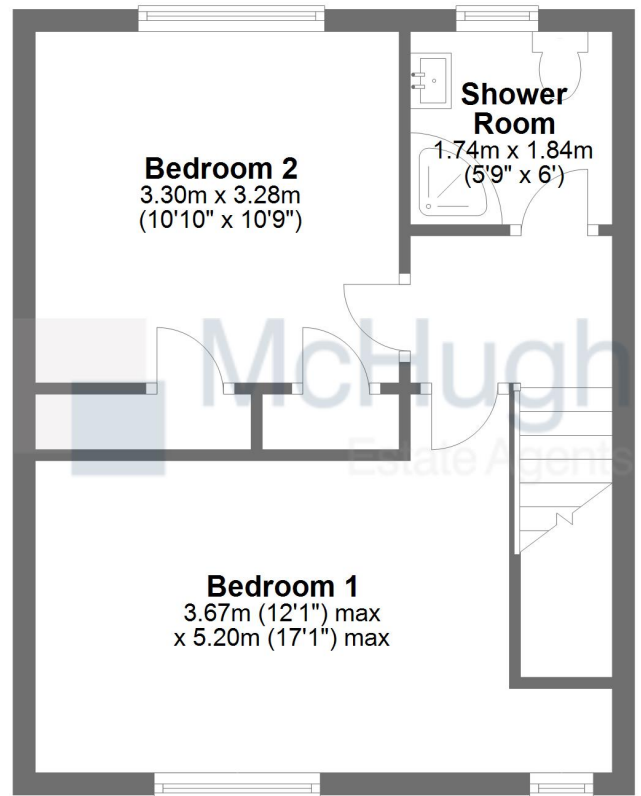
2 BED SEMI-DETACHED HOUSE

Rowan Drive, Parkhall

Ground Floor



First Floor



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

Rowan Drive, Parkhall

Offering quite spectacular views to the South, this spacious 2 bedroom semi-detached villa enjoys an elevated, sought after Parkhall location, away from the main thoroughfare yet within a short walk of bus services and Dalmuir train Station.

This exceptionally well maintained property is set within established colourful gardens and will be of particular appeal to a variety of purchasers.

Please note - this property is of Orlit construction and currently no mortgage facilities are available.

Accommodation

The front door opens to a welcoming hallway which leads to the lounge and kitchen. The open plan lounge and dining room is flooded with natural light and has outlooks to the front and rear gardens. The refitted and well proportioned kitchen is finished in white gloss units and has a door to the rear garden.

Upstairs, there are two double bedrooms. Bedroom 1 is an exceptionally spacious room to the front with ample room for additional storage and offers an uninterrupted view to the South. Bedroom 2, at the rear of the property has excellent inbuilt storage provision and outlooks over the rear garden. The fully tiled shower room has a curved enclosure and a mains mixer shower.

A ceiling hatch on the landing accesses the attic space.

Windows and Heating

The property is double glazed and has a gas central heating system (Worcester combi boiler).

Gardens

There is a neat front garden, which has a well maintained level lawn and a well stocked sloping terrace which is full of established, colourful foliage. To the rear, steps access the gently elevated lawn and drying green. There is a timber storage hut in situ.

Location

30 Rowan Drive is located within walking distance of Dalmuir Park and conservation area, local shops and public transport. Dalmuir train station is approximately 10 mins walk with frequent services to Glasgow City Centre. Nursery, Primary and Secondary schools are within a 10-15 minute walk.

The Parkhall district is conveniently positioned for access to Great Western Road which provides links to Glasgow, Loch Lomond and M8 Motorway.

SAT NAV ref - G81 3LZ

Dimensions

Lounge
6.68m x 4.09m

Kitchen
3.31m x 2.63m

Bedroom 1
3.67m x 5.20m

Bedroom 2
3.30m x 3.28m

Shower Room
1.74m x 1.84m



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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