



Mid Terrace Villa
16 Scalpay Street, Milton G22 7DD



McSparran McCormick
SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This traditional mid terrace villa offers spacious family accommodation, open aspects to front and a substantial area of private garden ground to rear.

The property is accessed from front via a replacement upvc door with the hallway providing direct access to the living room and bathroom and to upper floor level via a carpeted staircase. There is a spacious living room with front facing window offering open aspects, timber flooring and a feature fireplace. A timber and frosted glass panelled door leads through to the kitchen, which is well fitted out with a range of modern base and wall mounted storage units, incorporating worktop surface areas, stainless steel sink and drainer. There is also an integrated hob, extractor hood and oven, with plumbing for an automatic washing machine.

Also at ground floor level there is a fully tiled shower room with 3-piece suite installed comprising WC, pedestal wash hand basin and shower with half height screen, curtain rail and instant electric shower installed. At first floor level there is a landing giving access to three double sized bedrooms, all with fitted carpeting and central heating radiators.

The property benefits from having gas central heating and upvc double glazing, although some internal cosmetic upgrading is required. Externally there is a small area of garden ground to front which is laid in slabs and there is a communal path leading to the rear of the building, where there is a more substantial area of garden ground, mainly laid in lawn with a feature timber decked patio area adjacent to the house. There is also a timber shed located within the rear garden.

Scalpay Street offers easy access to a wide range of local and supermarket shopping facilities. There are excellent public transport links serving the area, with regular bus and rail services to surrounding

areas and the city centre whilst a number of primary schools are located within walking distance. There are excellent road links giving easy access to Glasgow City Centre and the Central Belt motorway network

MEASUREMENTS

ENTRANCE HALL

LIVING ROOM

KITCHEN

BATHROOM

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

15'5" x 12'6"

14'2" x 8'2"

8'0" x 4'11"

14'10" x 13'10"

14'10" x 9'7"

10'11" x 10'4"

EPC

Band " C "

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable

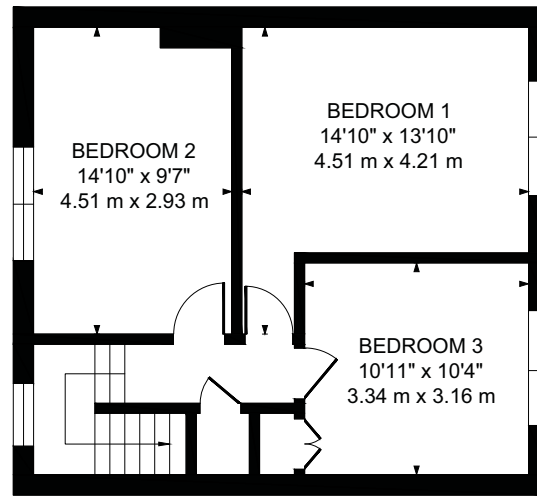
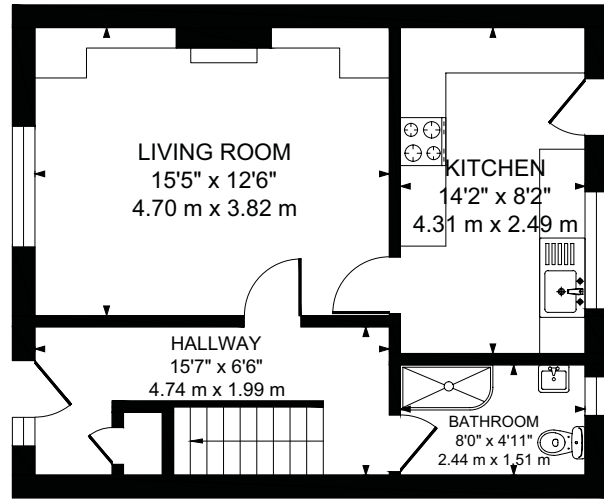


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GROSS INTERNAL AREA
 FLOOR 1 : 463 sq ft - 43 sq m
 FLOOR 2 : 515 sq ft - 47 sq m
 TOTAL : 978 sq ft - 90 sq m

SIZES AND DIMENSIONS APPROXIMATE, ACTUAL MAY VARY.

Produced by Plush Plans Ltd



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