



Semi Detached Bungalow
53 Linn Drive, Netherlee G44 3PT



McSparran McCormick
SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

Located within the heart of the much sought after Netherlee district, this traditional semi detached bungalow is set within mature private gardens and offers spacious family accommodation.

The property is accessed from front via a replacement upvc and stained glass door, with the entrance hall providing direct access to most ground floor apartments and to upper floor level via a carpeted staircase. There is a spacious living room with ceiling coving, picture rail, feature fireplace and front facing square bay window. A formal dining room to rear has ceiling coving and feature timber flooring. The kitchen, which is accessed off the dining room, is well fitted out with a range of base and wall mounted storage units, incorporating worktop surface areas, stainless steel sink and drainer, as well as an integrated hob, oven & extractor hood. A door leads from the kitchen to the rear garden.

There are two double sized bedrooms at ground floor level, both with ceiling coving and fitted carpeting. The ground floor shower room has a 3-piece suite comprising modern WC and pedestal wash hand basin, with a tiled shower cubicle. The attic floor is accessed from the entrance hall via the carpeted staircase, where there is a spacious master bedroom with rear facing dormer window and additional front facing Velux window. Also at attic floor level there is a handy storage room and a large bathroom with a modern 3-piece suite installed comprising WC, pedestal wash hand basin and panelled bath with shower and screen installed.

The property has been well maintained and benefits from having gas central heating and double glazing. Externally, there is a small area of private garden ground to front and there is a feature mono-block driveway providing off street parking and leading up the side of the house to a modern single car garage. To the rear of the property there is an area of well stocked private garden ground which is mainly laid in lawn with shrub and flower bed features. There is also a raised timber decked patio and a timber shed. The generous plot also offers

the potential for extending the property subject to obtaining necessary planning permission.

The property forms part of the highly desirable Glasgow suburb of Netherlee, conveniently located within walking distance of a range of local shops and cafes, with more local amenities at nearby Clarkston Toll and supermarket shopping facilities available at the Sainsbury's in Muirend. Silverburn shopping centre is a short drive away, offering an extensive range of shopping as well as numerous dining options and a multi-screen cinema.

The local railway stations at Muirend and Clarkston are close at hand, which along with local buses provides links with surrounding districts and the city centre. The property is very convenient for nearby Netherlee Primary School and is within the catchment for both Williamwood and St Ninian's High Schools.

MEASUREMENTS

ENTRANCE HALL

15'8" x 14'6"

LIVING ROOM

14'11" x 10'0"

DINING ROOM

KITCHEN

10'2" x 8'10"

BEDROOM ONE

12'1" x 9'9"

BEDROOM TWO

11'1" x 9'9"

SHOWER ROOM

6'7" x 4'10"

BEDROOM THREE

16'6" x 10'9"

BATHROOM

10'8" x 9'4"

EPC

Band "D"

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable

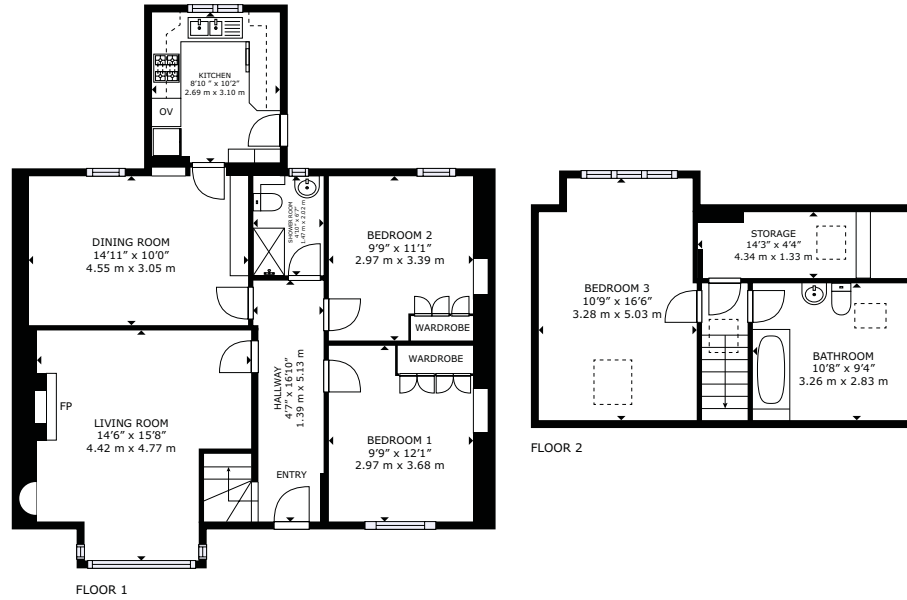


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GROSS INTERNAL AREA
 FLOOR 1: 804 sq. ft., 74 m², FLOOR 2: 371 sq. ft., 34 m²,
 TOTAL : 1,175 sq. ft., 109 m²,
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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