



MITCHELLS
ROBERTON



Detached Bungalow
3 Stratton Drive, Glasgow, G46 7AB
Offers over £375,000





3 Stratton Drive, Giffnock, G46 7AB

Desirable and seldom available Detached Bungalow in sought after South Side locale. The property offers generous accommodation on one level and is situated close to the many amenities in Central Giffnock including shops, cafes, a train station, several restaurant/bars and a post office. It is situated within the catchment area for several excellent schools at both primary and secondary including Our Lady of the mission Primary, St Ninian's High School and Woodfarm. There are excellent recreational facilities in the area including several reputable golf clubs, Rouken Glen Park and a leisure Centre, Sports Centre and Theatre. Early viewing is highly recommended. to avoid disappointment.

The accommodation extends to entrance vestibule, reception hall, spacious lounge with patio door to the rear, dining room /study with bay window to the front, 2 double bedrooms, fitted kitchen and family bathroom. Loft. GCH.. Garage to side.

Entrance Vestibule

Small entrance vestibule with tiled floor.

Reception hall 5.50 m x 2.90 m / 18'1" x 9'6"

The reception hall has 3/4 height panelling to the walls and provides access to all main apartments. Ornate stained glass window to loft space.

Sitting/dining room 6.00 m x 4.00 m / 19'8" x 13'1"

well proportioned public room with bay window to the front. Additional 2 x port hole windows with stained glass to the side. Hardwood flooring. Central heating radiator.

Lounge

5.10 m x 4.00 m / 16'9" x 13'1"

The bright lounge is situated to the rear of the property and has a patio door to the rear garden. Additional twin windows. 2 x built in corner cabinets.

Fitted Kitchen

3.20 m x 3.20 m / 10'6" x 10'6"

The kitchen has a range of older style fitted units offering storage. Co-ordinating work tops and tiled splash back. "Miele" washing machine. Slot in electric cooker. Free standing fridge/freezer. Stainless steel sink & drainer. Wall mounted central heating boiler. Window and door to rear garden. Vinyl flooring. Central heating radiator. Ceiling hatch access to attic.

Bedroom 1

4.40 m x 4.20 m / 14'5" x 13'9"

Double sized bedroom with twin windows to the rear. Shelved press. Central heating radiator.

Bathroom

2.80 m x 1.90 m / 9'2" x 6'3"

The bathroom has a feature round stained glass window to the side. A three piece dove grey bathroom suite is installed comprising bath with overhead shower, WC and wash hand basin. Central heating radiator.

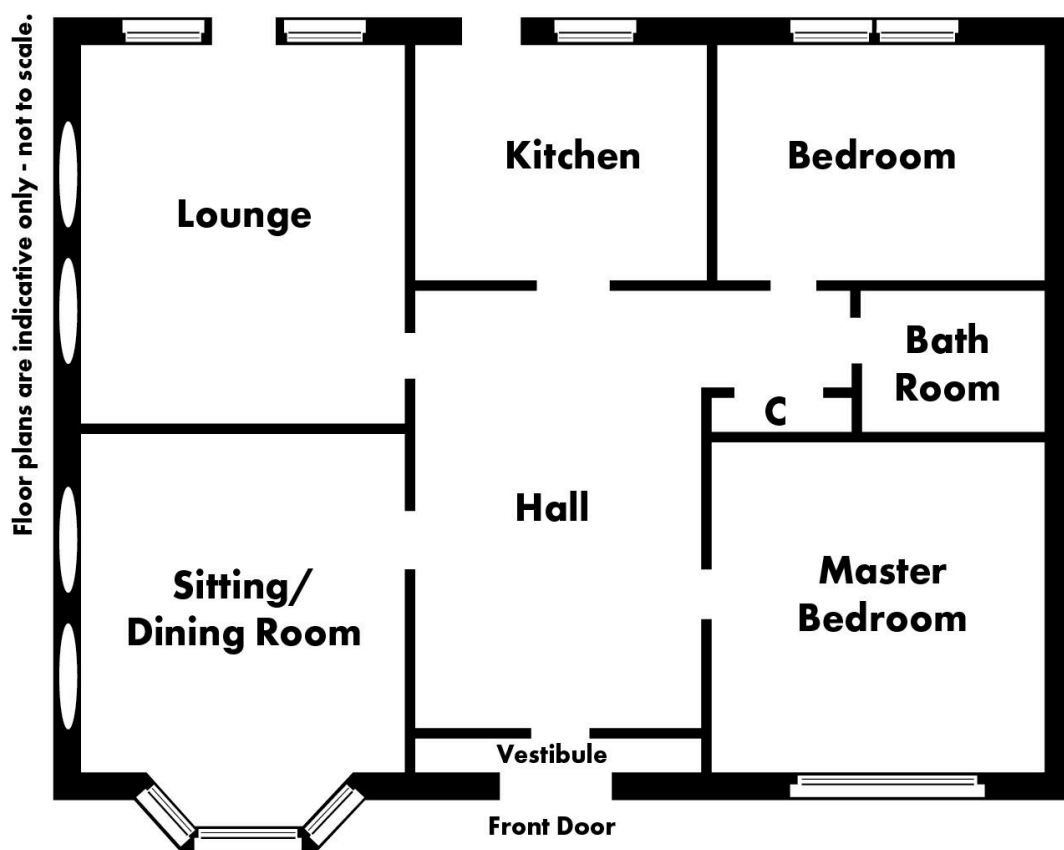
Bedroom 2 (Master)

4.40 m x 4.00 m / 14'5" x 13'1"

Master bedroom with bay window to the front of the property. Picture rail. Central heating radiator.

Gardens

The property has a driveway to the side leading to a single garage and offering off street parking. There is a small garden to the front bordered by a high hedge giving privacy. There is a generous garden to the rear laid mostly to lawn for ease of maintenance.



SELLERS

Client of Mitchells Robertson

ENTRY DATE

Negotiable

VIEWING

Through Solicitors

TAX BAND

Tax Band F

SCOTTISH STANDARD MISSIVES:

Offers are invited in the form of the Scottish Standard Missives.

DISCLAIMER:

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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