



Seil Drive, Simshill, G44 5DU

Shanta Residential is delighted to present to the market this gorgeous, three bedroom, semi-detached house in Simshill, Glasgow which has been lovingly modernised creating a fantastic family home presented in walk in condition. Accessed is gained from the front into a good sized hallway, which in turn provides direct access to the living areas. The welcoming lounge is beautifully decorated and features large windows letting the natural light flood in. The modern kitchen is well laid out with base units and integrated appliances offering plenty of storage and prep space. Access to the low maintenance garden is also found from the kitchen, beautifully landscaped with a patio area to sit out and enjoy the summer sunshine, this outdoor haven is a wonderful family friendly space. Downstairs you will find the dining room. This room is spacious and bright and creates a secondary sitting area to host family and friends but can easily be used as an additional bedroom if required. Upstairs the property offers two spacious double bedrooms, both featuring neutral decor and lots of floor space. The third bedroom, currently in use as a home office, is a versatile space decorated beautifully. Completing the property is the family shower room featuring three piece suite, contemporary fittings and crisp tiling. Outside, the property benefits from a private driveway and garage offering lots of off street parking options and additional storage. Seil Drive is situated within walking distance of an impressive number of local amenities, transport links and local schooling at primary and secondary levels. These include independent shops, eateries and local businesses. With its double glazing, gas central heating, private driveway and great location, we expect it to be popular and so would advise early viewing to avoid disappointment. For council tax purposes this property is band E.

- **Three Bedrooms**

- **Semi Detached Home**

- **Private Driveway & Garage**

- **Walk In Condition**

- **Gas Central Heating**

- **Double Glazing**

- **Great Location**

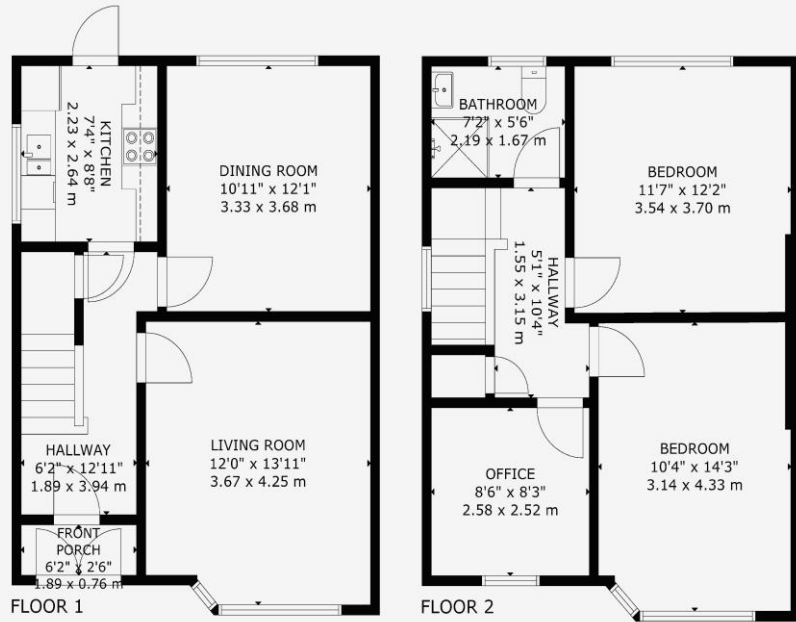
- **Nearby Amenities**



Offers Over £260,000

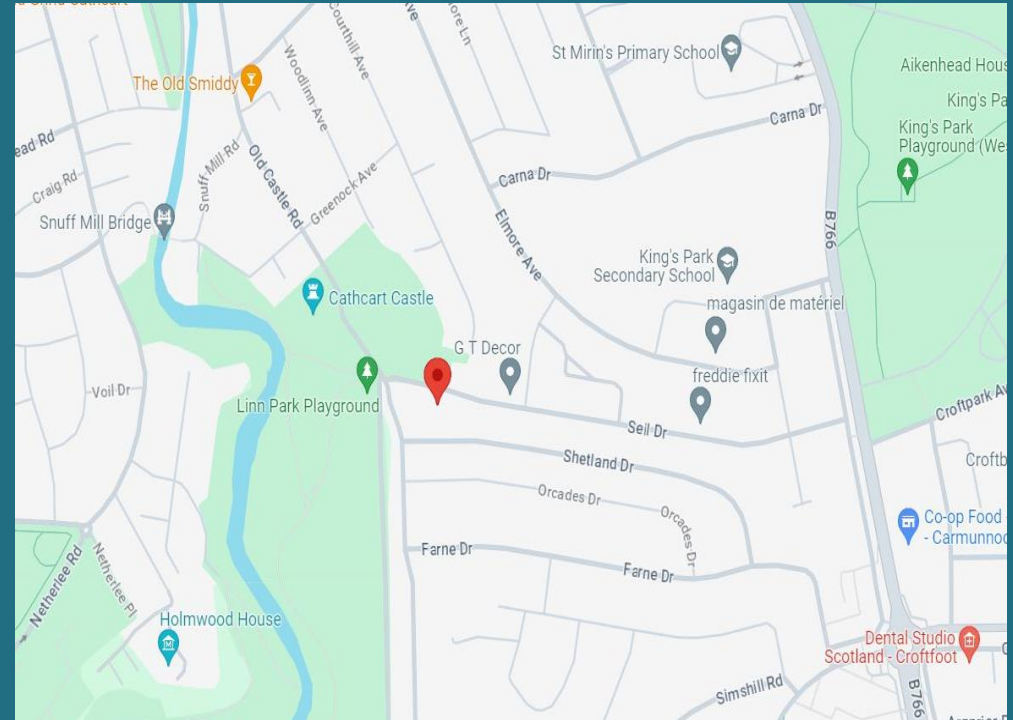


Floorplan



GROSS INTERNAL AREA
 TOTAL: 91 m²/980 sq ft
 FLOOR 1: 45 m²/482 sq ft, FLOOR 2: 46 m²/498 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUALS MAY VARY

Map



DISCLAIMER: Whilst we try really hard to make our sales details accurate and reliable they should not be relied on as statements or representations of fact. They do not constitute part of an offer or contract. All measurements etc are approximations. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.