



**Shanta
Residential**
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Farne Drive, Simshill, G44 5DH

Shanta Residential are delighted to present to the market this excellent three bedroom, semi-detached house in the sought after area of Simshill, Glasgow. You are welcomed into the home through the front door into the reception hallway. The spacious living room, decorated elegantly in neutral tones, features a charming arched built-in bookcase and is enhanced by a cosy gas fireplace and large windows that flood the space with natural light. From here, you enter the kitchen, which boasts stylish grey shaker-style units, integrated appliances including a full-size fridge-freezer, wooden shelving and sleek tiles. The space offers a lovely view and access to the garden. Downstairs off the main hallway you have the family bathroom which consists of a three piece suite, chrome fixtures and crisp tiling. Upstairs the property offers two double bedrooms, both with plenty floor space and large windows letting the natural light flood in. The third bedroom, currently in use as a home office, is a versatile space decorated beautifully. Completing this floor is a lovely WC which utilizes the space excellently. Located on the floor above, with access from the hallway, is the converted attic space. This area is open and features a beautiful sky light, in addition to plenty storage space, making it an ideal dressing area, office, or even has the potential to be used as a fourth bedroom. Outside, the garden boasts both a patio area and garden lawn making it a great area to socialise. There is also an easy accessible cellar which provides additional storage. To the front of the property you will find a private driveway offering great off street parking. Nearby you have an abundance of shops and eateries for all your needs. The local train station is just 5 minutes drive away for easy commuting to the city centre and beyond. The property is also within walking distance of Kings Park Secondary School and is a short drive from multiple primary schools. With it's double glazing, gas central heating and fantastic location we would urge early viewing in order to avoid disappointment. For council tax purposes the property falls into band E.

- **Three Bedrooms**

- **Semi Detached House**

- **Great Location**

- **Nearby Amenities**

- **Gas Central Heating**

- **Double Glazing**

- **Private Driveway**

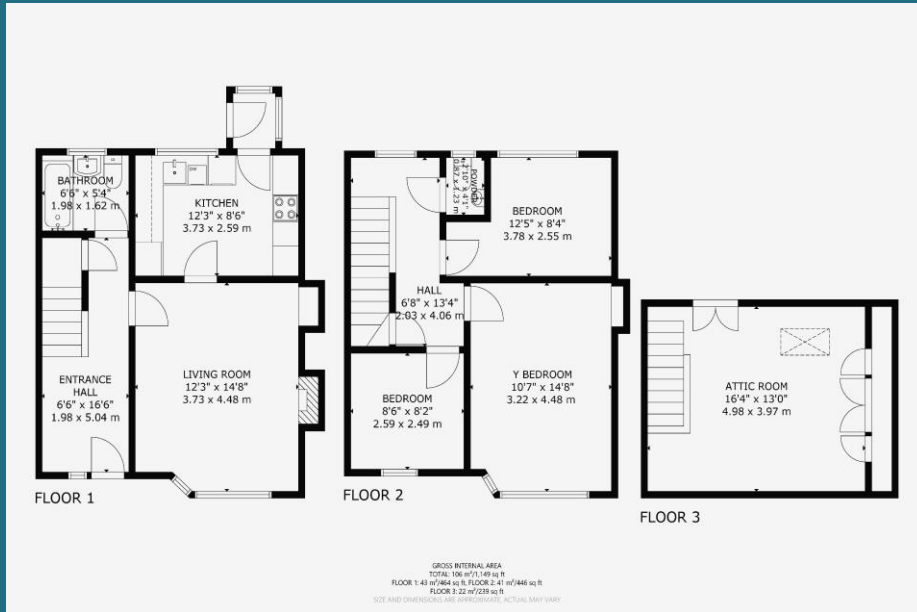
- **Converted Attic**



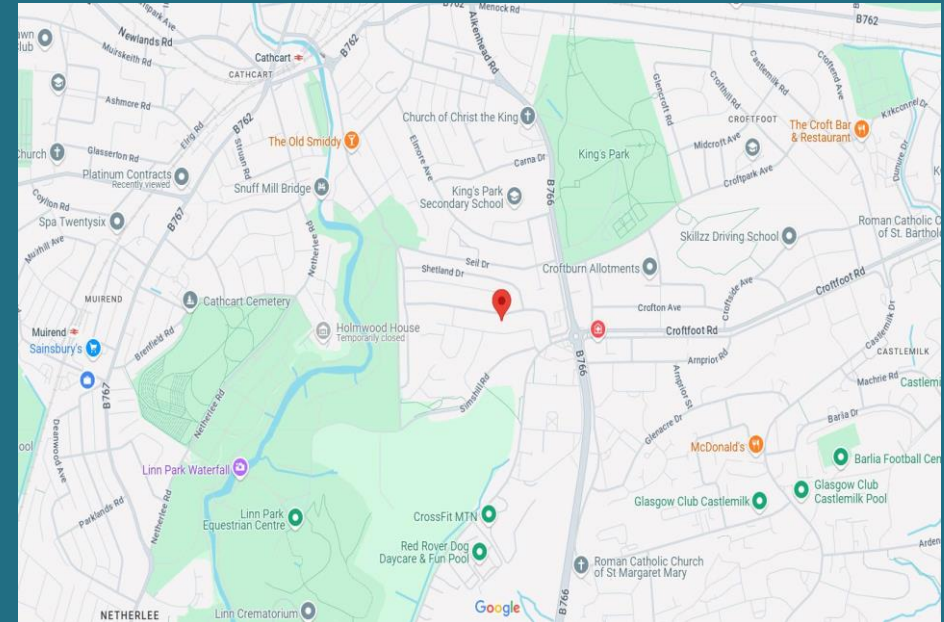
Offers Over £240,000



Floorplan



Map



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