



Carmunnock Road, Simshill, G44 5BZ

Shanta Residential is delighted to present this fabulous, three bedroom, semi detached house set on a large corner plot in Simshill, Glasgow. Within walking distance of the local high school, shops and amenities, this property is ideally situated for families. You are welcomed into the property via the reception hallway which offers great storage options and access to all main rooms. The property benefits from a spacious living room which is decorated in neutral tones and flooded with light from the large windows illuminating the space. This room is cosy and features a traditional fireplace which provides a wonderful family friendly space. The living room seamlessly flows through to the dining area which offers a fabulous space to host and enjoy meals with family and friends. The contemporary kitchen has been well laid out with both wall and floor units, providing good storage and work area with a door leading outdoors. Completing the downstairs is the spacious conservatory which offers a quiet place to unwind. Access to the the beautifully landscaped garden can be found from here. The garden sits on a large corner plot and hosts a private garage and driveway, paved patio and an expansive lawn, ideal for outdoor entertaining for enjoying the summer sunshine. Upstairs, the property offers three well presented double bedrooms, all with large windows creating a bright and airy feel, with the master benefitting from built in storage. Completing this level is the family bathroom with three piece suite and crisp tiling. On the upper level, there is an attic space which offers a versatile space and additional storage. Carmunnock Road 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. The property is also within walking distance of King's Park providing a gorgeous green space. With it's double glazing throughout, gas central heating and fantastic location we would urge early viewing in order to avoid disappointment. For council tax purposes, this property falls in band E.

- **Three Bedrooms**

- **Semi Detached**

- **Large Corner Plot**

- **Gas Central Heating**

- **Walk In Condition**

- **Nearby Amenities**

- **Private Garage & Driveway**

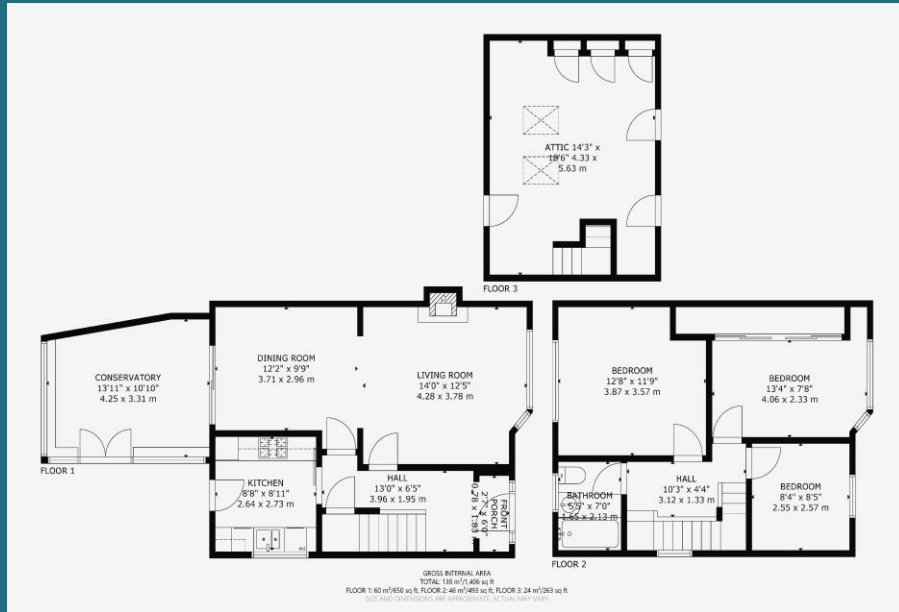
- **Close To Local Schooling**



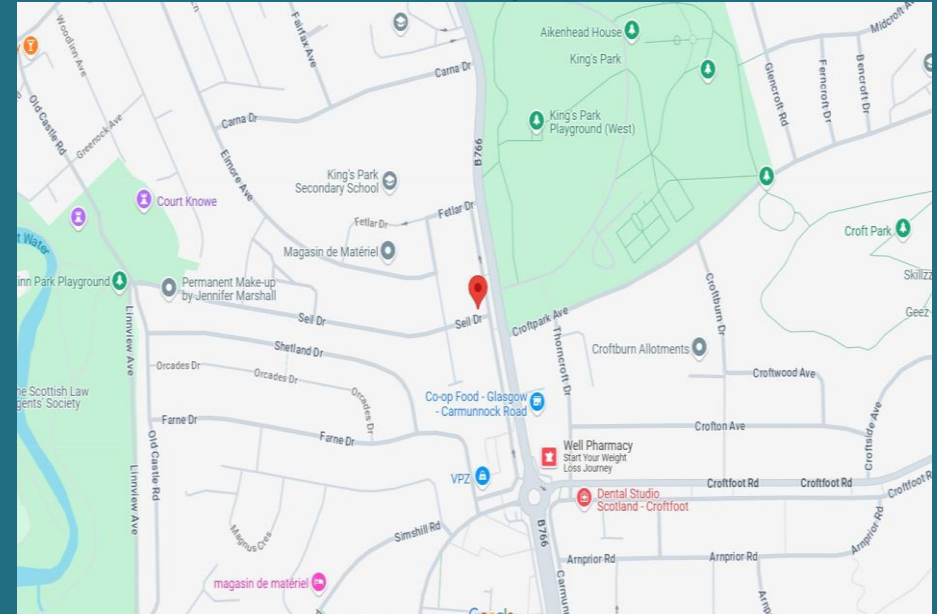
Offers Over £280,000



Floorplan



Map



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