



Scarrel Gardens, Glasgow G45 0DN

welcome to

Scarrel Gardens, Glasgow

- Modern Mid Terrace Villa
- Bright Spacious Lounge / Dining Area
- Fitted Kitchen
- Two Bedrooms
- Family Shower Room

Tenure: Freehold EPC Rating: C

offers over

£115,000

Presented to the market is this delightful modern mid terrace villa which will not fail to impress upon inspection.

This modern mid terrace villa is located within a popular location and ideally suited to a range of buyers. The property provides a stylish layout of well proportioned apartments with all the benefit of a modern home. We have tried to put into words what this fantastic home has to offer, but only internal viewing will confirm.

The accommodation on offer comprises of spacious lounge with dining area, kitchen which has a range of base and wall mounted units and door to rear garden, two bedrooms and shower room. Externally there are rear gardens and on street parking.

This is a well-established residential area which offers access to the M74 providing links to Glasgow City Centre and further afield. This urban locale offers sports and recreational facilities including a local swimming pool and nearby golf courses. There are a variety of shops, a health centre, library, community centre as well as many other local amenities.

A selection of primary and secondary schooling is available and there are a number of well serviced train and bus routes within the area.

Early Viewing Advised.

Entrance Porch

Lounge / Dining Area

14' 1" Max x 12' 5" Max (4.29m Max x 3.78m Max)

Kitchen

12' 5" x 8' 2" Max (3.78m x 2.49m Max)

Bedroom One

12' 5" Max x 9' 7" Max (3.78m Max x 2.92m Max)

Bedroom Two

12' 4" x 9' 3" (3.76m x 2.82m)

Shower Room

view this property online allenandharris.co.uk/Property/BSD108400



Property Ref:

BSD108400 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0141 613 3992



Burnside@allenandharris.co.uk



240 Stonelaw Road, Rutherglen, GLASGOW,
Lanarkshire, G73 3SA



allenandharris.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online allenandharris.co.uk/Property/BSD108400

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
BSD108400 - 0002



0141 613 3992



Burnside@allenandharris.co.uk



240 Stonelaw Road, Rutherglen, GLASGOW,
Lanarkshire, G73 3SA



allenandharris.co.uk