



Arden Craig Road, Glasgow G45 9BG

welcome to

Arden Craig Road, Glasgow

- Modern Stunning Mid Terrace Villa
- Bright Spacious Lounge
- Modern Dining Kitchen
- Two Double Bedrooms
- Downstairs Shower Room

Tenure: Freehold EPC Rating: B

offers over

£165,000

A truly impressive, bright and beautifully proportioned mid terraced villa occupying a prime position within a modern sought after estate,

The property has been well maintained by its present owners and is in true walk-in condition. The accommodation on offer comprises spacious lounge, dining kitchen and downstairs shower room. The upper level has two bedrooms and family bathroom with w.c, wash basin and bath.

The property further benefits from gas central heating, double glazing, driveway and garden to the rear.

Located within this established and convenient locale the property is well placed for local shops catering for day to day requirements. Excellent public transport links are available close by which provide fast commuter access to Glasgow city centre and nearby destinations. Excellent schooling can also be found locally both at primary and secondary levels. Access to the M74 motorway network can be reached within a 10/15 minutes average drive.

Viewing is strongly advised.

Entrance Hallway

Lounge

14' 10" x 13' (4.52m x 3.96m)

Dining Kitchen

12' 5" Max x 9' 8" (3.78m Max x 2.95m)

Downstairs Shower Room

Bedroom One

13' Not Into Wardrobes x 11' 7" (3.96m Not Into Wardrobes x 3.53m)

Bedroom Two

15' 9" Max x 9' 3" (4.80m Max x 2.82m)

Bathroom

view this property online allenandharris.co.uk/Property/BSD108465



Property Ref:

BSD108465 - 0003

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/BSD108465

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:
BSD108465 - 0003


allen & harris



0141 613 3992



Burnside@allenandharris.co.uk



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



allenandharris.co.uk