



8 Raeswood Gate, Crookston, G53 7HF

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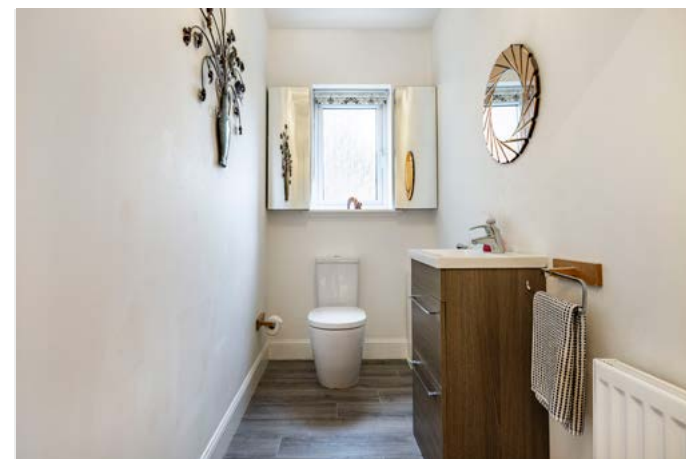
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Situation

Crookston and its neighbouring suburbs of Paisley and Braehead offer a range of local shopping and supermarket facilities, sports and recreational facilities, primary and secondary schooling. There are excellent public transport facilities with a train service to Glasgow and Inverclyde.

There is good access to the Silverburn(walking distance) and Braehead Shopping Centres, Xsite (previously Xscape) Braehead Arena and the M8 motorway network providing access to most major towns and cities throughout the central belt of Scotland as well as Glasgow International Airport.

The neighbouring countryside caters for a wide range of sports and leisure activities including fishing, golf and other recreational pursuits.















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Property Description

An immaculately presented and spacious four/five bedroom detached villa, set within well manicured and private gardens.

The property has been upgraded and extended by the present owners and enjoys all the benefits of a new build home, and affords well appointed accommodation, formed over two levels, well designed for family living.

The accommodation comprises:

Ground Floor: Reception hallway with guest WC and staircase to the upper accommodation. Spacious and well presented bay window sitting room with French doors leading through to the stunning dining kitchen, which is equipped with a full complement of floor and wall mounted cabinets, complementary worktops and breakfasting bar. The kitchen is on an open plan arrangement to the dining area and family room with bifold doors to the patio and garden area. Separate utility room. A family room/ further bedroom completes the ground floor accommodation. This is brand new kitchen from Ashley Ann with quartz worktop, hot water Quooker tap, integrated bins with Bosch appliances throughout with additional drinks/bar area.

First Floor: Upper landing affording access to four bedrooms. Principal bedroom with walk-in wardrobe and en-suite shower room. Three further bedrooms with fitted wardrobes, all of double proportions. A modern four piece family bathroom, completes the overall accommodation. An attic provides additional storage with flooring and shelving.

The property is further complemented by gas central heating, solar panels, EV chargers and double glazing.

A particular feature of this home is the well-tended enclosed rear garden with astro turf, providing privacy with a decking area, ideal for entertaining.

A monobloc driveway provides off street parking for several vehicles. There is a garage that has been converted and provides additional office/working space.

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8 Raeswood Gate, Glasgow, G53 7TN

Approx floor area: 128.27sq m (1385.8sq ft)

Garden Buildings: 21.11sq m (227.33sq ft)

Total approx floor area: 149.38sq m (1613.13sq ft)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

Glasgow City Council
Band G

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band B

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU
Tel: 0141 287 2000

Property Reference

3499

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