



22 Levernbridge Road, Glasgow G53 7AB

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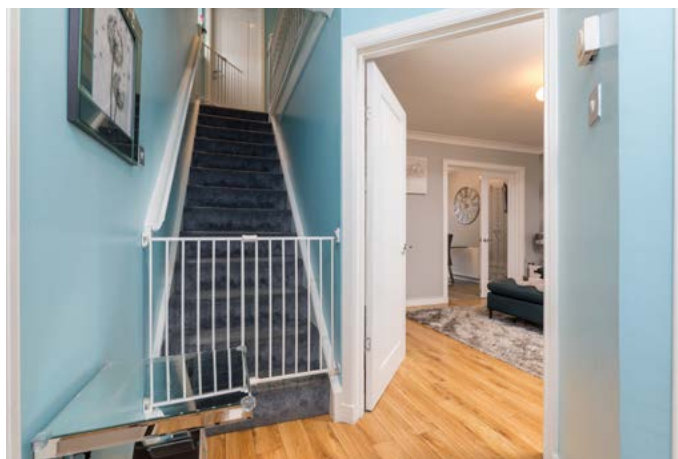
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Situation

The development, local area and neighbouring suburbs offer a range of local shopping and supermarket facilities, sports and recreational facilities, primary and secondary schooling. There are good public transport facilities with a train service to Glasgow and Inverclyde.

There is good access to the Silverburn 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

Seldom available, a well presented, extended and upgraded three/ four bedroom semi detached villa, set within well kept corner gardens, close to local amenities and transport links.

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

The accommodation comprises:

Ground Floor: Reception hallway with and Guest WC and staircase to the upper accommodation. Family room with feature media wall/ bedroom four providing additional flexible space. Spacious and well presented sitting room overlooking the front of the property. Well appointed refitted dining kitchen, fitted with a full range of floor and wall mounted cabinets and complementary worktops. Spacious utility room with door to garden.

First Floor: Upper landing affording access to three bedrooms. Principal bedroom with fitted wardrobes. Bedroom two with fitted wardrobes. Bedroom three. The upgraded house bathroom completes the accommodation.

The property is further complemented by gas central heating and double glazing. An attic provides additional storage.

Well-tended, landscaped gardens to front and rear. Enclosed rear garden with terrace, large section of artificial lawn and multi functional outbuilding, creating a professional environment for working from home or gym studio, and adding valuable extra space, with French doors opening to terrace and garden.

A monobloc driveway provides off street parking for several cars.

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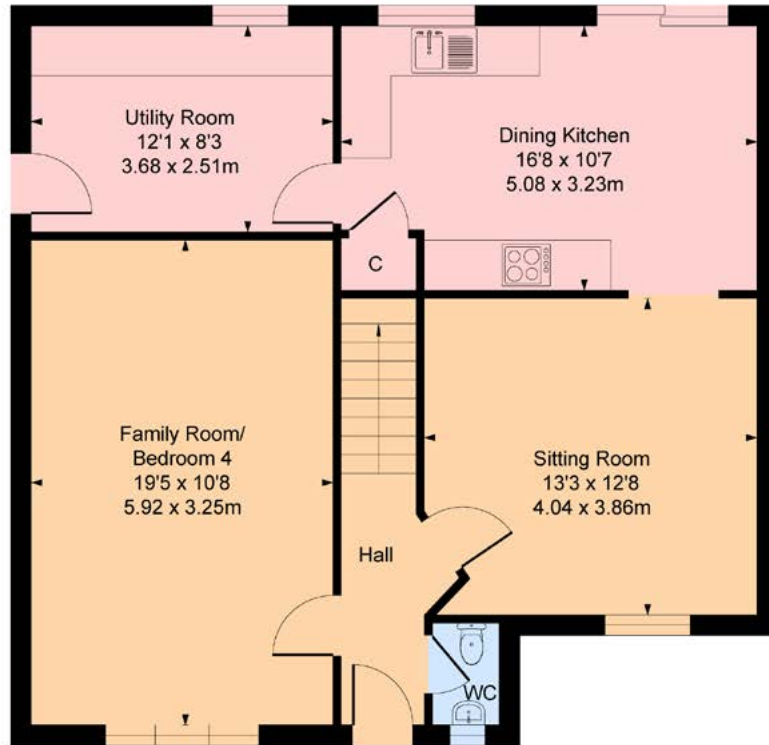




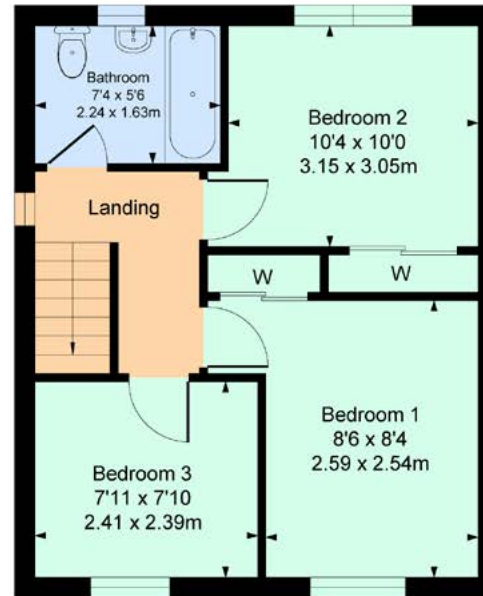
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Approximate Gross Internal Area

1161 sq ft - 107.86 sq m



Ground Floor



First Floor

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 D

Fixtures & Fittings

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

Energy Efficiency Rating

Band C

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

3484

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