

# 4 Leverngrove Court

GLASGOW, G53 7TE



*Beautifully extended four-bed detached home, garage conversion, incredible garden lounge/ leisure suite, stunning landscaping to garden area, and garage/workshop*



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We are delighted to introduce to the market this stylish and impressive four-bed detached family villa. This is a superb and very adaptable home, which provides substantial accommodation and living space for any growing family. Beautifully nestled in a popular family-friendly area known for its neighbourly spirit. The property is offered to the market in great condition and benefits from many upgrades, including a garage conversion and a fantastic leisure suite/gym to the rear of the property.

# THE LOUNGE



The accommodation consists of a welcoming hallway. The bright and airy lounge is a relaxing place to sit at the end of a long day, whilst the dining area offers a perfect space for the family to get together around the table at mealtimes. The original garage has been converted to a fourth bedroom, but could also double as a study/home office if required.

# BEDROOM 4



# THE KITCHEN



The modern well-appointed kitchen makes a lovely hub for the family home and benefits from a large range of fitted units, a gas hob, electric oven, integrated dishwasher and fridge freezer. It's the perfect place for any chef to serve up a marvellous meal. The handy utility room helps to cope with the challenges of the family laundry requirements, with units matching the kitchen and ample space for a washing machine and tumble dryer. For added convenience, there's a downstairs WC, which is always a welcome addition to any busy family home.

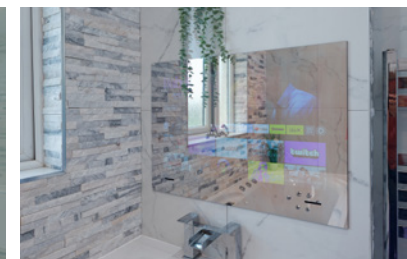
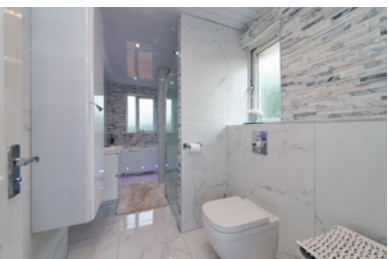
# THE UTILITY & WC





The beautiful family bathroom is very fresh and bright, with a luxurious white suite, consisting of a whirlpool bath, a fantastic bathroom TV and a standalone shower. The bathroom also acts as a Jack and Jill bathroom for the master bedroom. There are four good-sized bedrooms within this lovely home. All bedrooms have plenty of room for freestanding furniture, and two have built-in wardrobes.

# THE BATHROOM



# BEDROOM 1



There are four good-sized bedrooms within this lovely home



# BEDROOMS 2 & 3





The spacious garden-lounge is an incredible size and adds another dimension to the already sizable accommodation on offer. Currently utilised as a games lounge, it's finished to a great standard and offers flexible space as a cinema/games room/man-cave or a perfect spot for a home office/gym if required.

# THE GARDEN LOUNGE



The home is kept warm, comfortable and secure with double glazing and gas central heating. French doors lead out beautifully to the stunning outside entertainment space and rear garden, which is both pet and child-friendly, with a lawn, hard landscape and a large decked area. It makes a perfect spot to relax on sunnier days. Outdoor space is complemented by off-street parking to the front aspect, with a two/three car driveway and a garage/workshop.

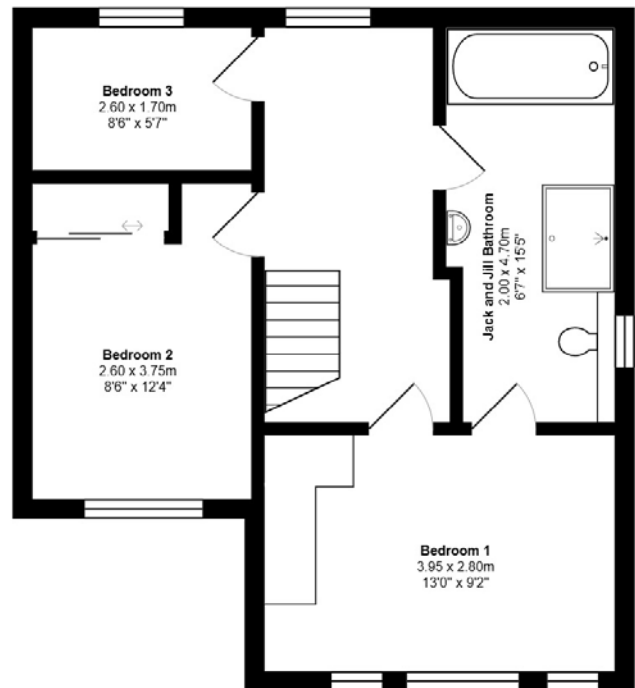
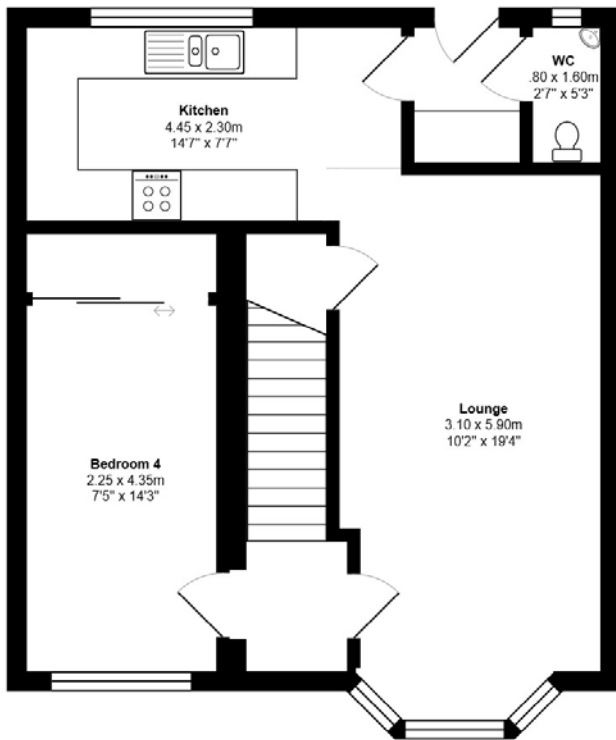
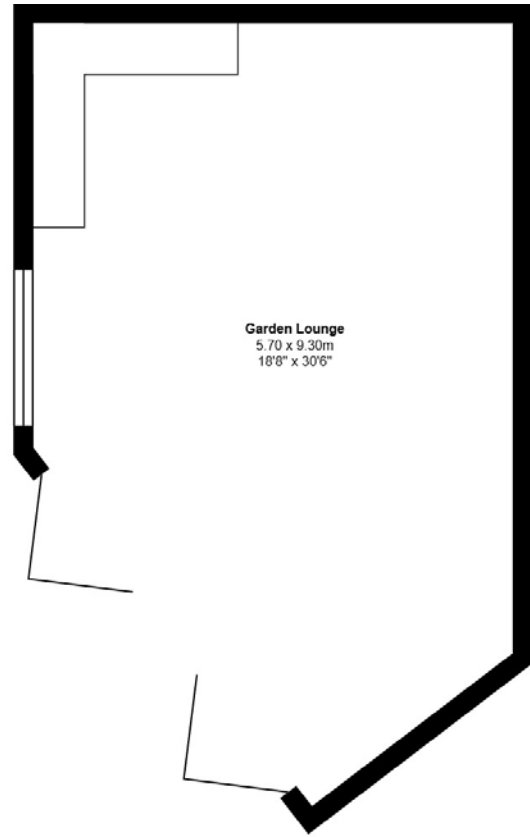
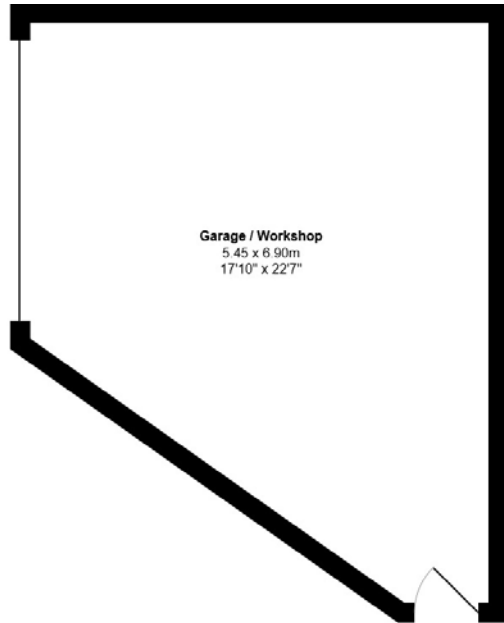
Some properties tick many boxes, and this is certainly one of them. Early viewing is advised for anyone seeking a stunning home in a great location, with all the hard work already done.

# EXTERNALS





# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 95m<sup>2</sup> | EPC Rating: C

# THE LOCATION

Leverngrove Court, Glasgow, is a great place to live and commute from. The transport links by bus and rail are both frequent and close at hand. It is a mere six miles to the heart of Glasgow city centre.





For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There's an excellent range of schools and amenities, including Silverburn shopping centre all within easy reach, making it a very popular place to call home.



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