



56 CRAWFORD ROAD

A CHARMING FOUR BEDROOM DETACHED VILLA, SITUATED WITHIN GENEROUS GROUNDS AND SYNONYMOUS WITH THE LUXURY INSIDE.

If you have ever leafed through a stylish design or property magazine, you will know that there are certain houses that capture the imagination. Having an eye for style and quality, the current owners have upgraded this villa to the highest of standards. This beautifully presented and extended four bedroom detached villa, sets a grand stage for 56 Crawford Road, it is a particularly picturesque example of modern living.

The perfect marriage of modern splendour and quality fixtures and fittings throughout, all fall under the spell. Split over two levels, the property provides extensive accommodation. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property.

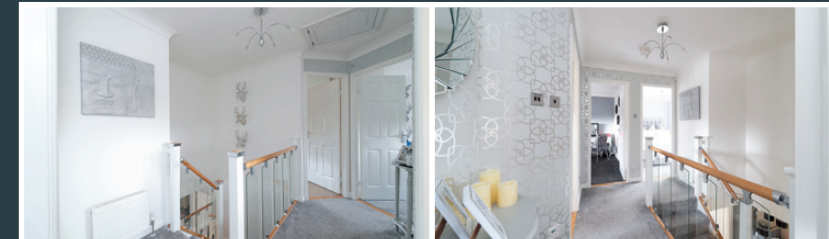
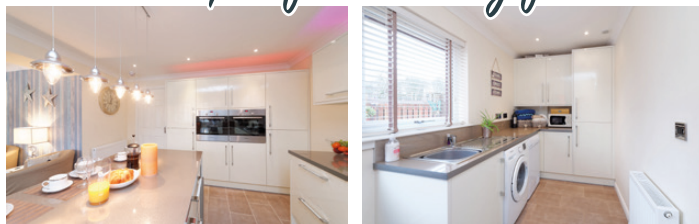
The formal lounge is a wealth of modern charm and is flooded with natural light from

a set of patio doors which allow you to invite outside in. It also provides a beautiful outlook into the rear garden. The luxury breakfasting kitchen come family room has been professionally fitted to include a quality range and state of the art floor and wall mounted units with a striking work surface, it also offers quality fixtures and fittings and complimented with a host of integrated appliances and a central island, this zone is popular when mum's breakfast is on the go. A useful utility room is also on this level. Another impressive room is the formal dining room and is often used for hosting dinner parties, giving you the chance to impress your guests with your culinary skills, it is easy to imagine the fabulous evenings and good company the magnificent space has played host to. The study is ideally situated on this level and will suit those requiring working from home arrangements. A WC completes the accommodation on this level.



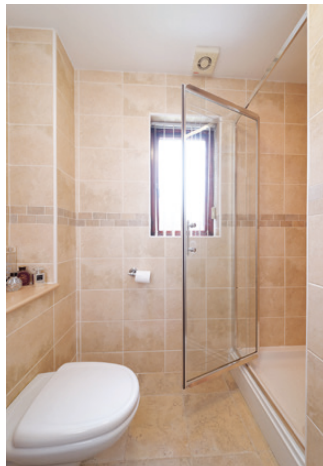


"...The luxury breakfasting kitchen come family room has been professionally fitted..."



The crisp and contemporary styling continues onto the first floor where you will find four well-proportioned bedrooms, all with a tastefully decorated theme with a bright and fresh layout. The master bedroom is complimented with a beautiful en-suite. A luxury family bathroom suite completes the impressive accommodation internally.

Externally, to the front, there is a driveway providing off-street parking, with a garage thereafter. The rear garden is fully enclosed, providing a safe environment for children. It is also a real suntrap, many a summer's evening will be spent in this zone enjoying the peace and quiet. Double glazing and gas central heating is provided throughout to create a warm, yet cost-effective way of living all year round.



THE DETAILS



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	7.00m (23') x 5.10m (16'9")
Lounge	6.30m (20'8") x 3.50m (11'6")
Dining Room	3.50m (11'6") x 3.00m (9'10")
Utility	3.80m (12'6") x 3.80m (12'6")
Bedroom 1	3.50m (11'6") x 3.50m (11'6")
Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Bedroom 3	3.56m (11'8") x 2.70m (8'10")
Bedroom 4	3.40m (11'2") x 2.20m (7'3")
Study	2.50m (8'2") x 2.30m (7'7")
Bathroom	2.20m (7'3") x 2.00m (6'7")
En-suite	2.00m (6'7") x 1.50m (4'11")
WC	1.80m (5'11") x 0.90m (2'11")

Gross internal floor area (m²): 140m²

EPC Rating: C

Extras (Included in the sale): Carpets, floor coverings, light fixtures, fittings and blinds.

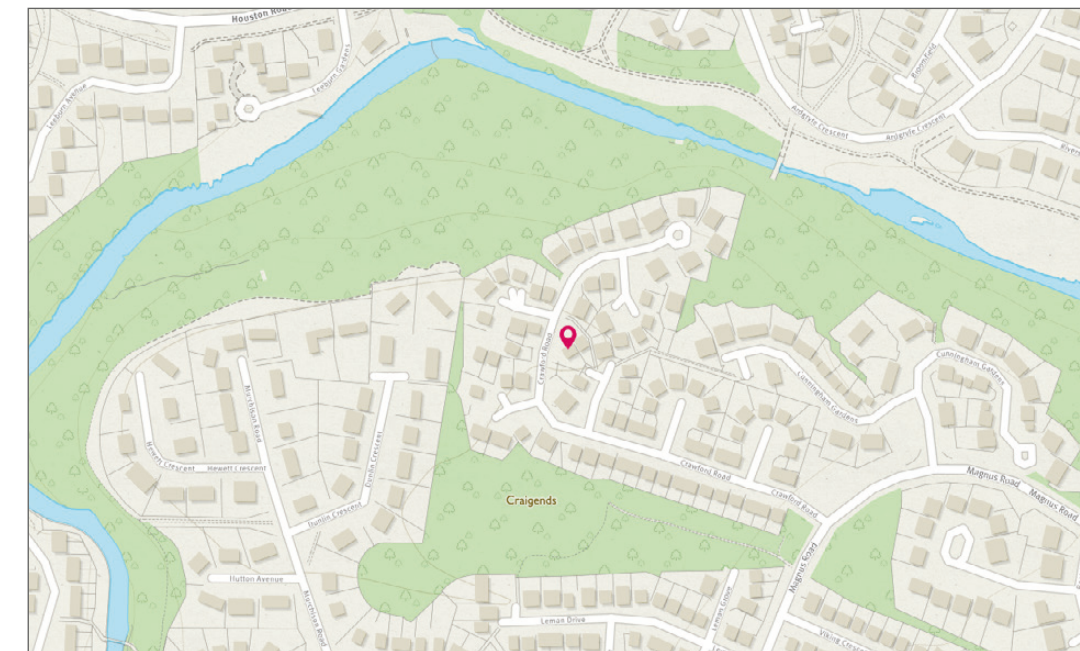


Image credit: <https://www.ordnance-survey.co.uk/omaps/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
DIANE KERR
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer