



EXTENDED SEMI VILLA

**33 TOWERSIDE ROAD
POLLOK
G53 5RX**

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Imaginatively extended with a much improved and stylish interior, this impressive EXTENDED SEMI VILLA comprises unquestionably one of the finest family homes within this sought after high amenity district and viewing will not disappoint.

Beautifully presented throughout, this meticulously maintained property benefits from a specification to include gas central heating, PVC double glazing (installed circa 2020), modern kitchen and bathroom fittings.

Covered outer entrance, decorative double glazed and composite front door onto broad reception hall with broad gauge hardwood floor finish which is continued to the lounge, contemporary central heating radiator and deep cloaks/storage cupboard, generously proportioned and immediately impressive lounge enjoying aspects over extensive garden to front and side, access to fabulous near 21' x near 13' family sized dining kitchen with aspects to both front and rear and French doors onto enclosed rear garden with deck, additional natural light provided by velux roof light. The preparation area comprises extensive floor and wall mounted polished veneer fronted units with limed oak veneer work tops, stainless steel socket covers and integrated appliances to include induction electric hob with stainless steel hood above, microwave, oven, dishwasher, washing machine and fridge/freezer, also of note within the kitchen is the wall mounted vertical radiator, a modern fitted and partially tiled bathroom comprising three piece suite with independent shower above bath and chrome towel rail.

First floor: deep cupboard on landing, three double bedrooms (two with mirror wardrobes and remaining bedroom with shelved storage area). There is a deep walk-in cellar store with access from the rear.

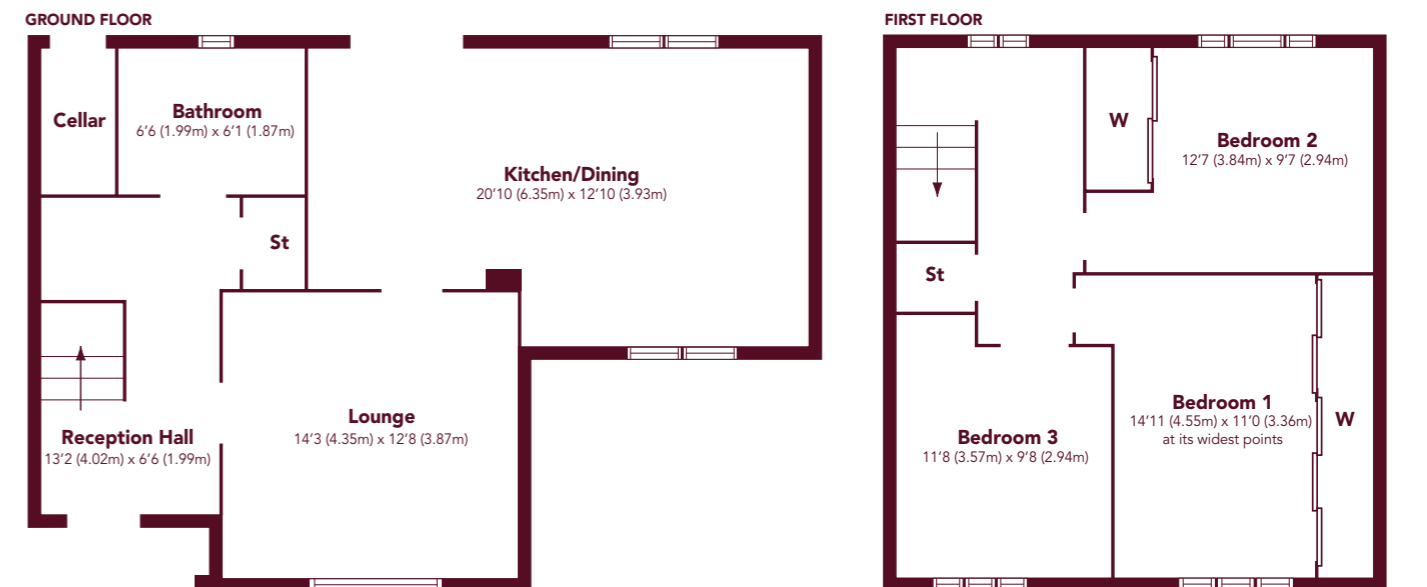
Mono block paved off street parking area to front. The property is set amidst extensive gardens to front, side and rear. The rear gardens enjoys south westerly aspects and has a raised deck area.

The property occupies an enviable position nearby the historic Crookston Castle and Crookston Road with Rosshall Hospital and Academy school nearby, in addition to being only a few minute from both Crookston Castle and St Monicas Primary Schools. Only minutes from both Silverburn and Braehead shopping centres, Hillington Industrial Estate and access to the motorway network.

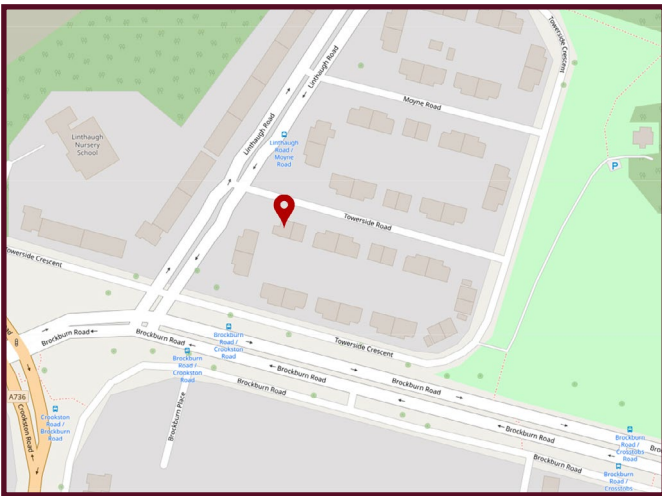


Measurements

RECEPTION HALL	13'2 (4.02m) x 6'6 (1.99m)	FIRST FLOOR	
LOUNGE	14'3 (4.35m) x 12'8 (3.87m)	BEDROOM ONE	14'11 (4.55m) x 11'0 (3.36m) at its widest points
KITCHEN/DINING	20'10 (6.35m) x 12'10 (3.93m)	BEDROOM TWO	12'7 (3.84m) x 9'7 (2.94m)
BATHROOM	6'6 (1.99m) x 6'1 (1.87m)	BEDROOM THREE	11'8 (3.57m) x 9'8 (2.94m)



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Travel Directions

Travelling north along Brockburn Road from the roundabout at the junction with Barrhead Road (Silverburn), continue past the police station on left and fire station on right continuing toward Crookston Road turning right before the junction onto Linthaugh Road, second right onto Towerside Road and number 33 is the first on the right.

Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

EPC

D

Council Tax

Band C.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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