



25 Maidland Road  
Glasgow  
G53 5JE



#### DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this 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.

#### LOCATION

Rarely available semi detached family home occupying a prime position within an ever desirable pocket of Old Pollok.

#### ACCOMMODATION

Agents highly advise early internal viewings to fully appreciate the size, style and quality of accommodation available.

Wright & Crawford are delighted to bring to the market this rarely available semi detached family home set within a quiet pocket of Old Pollok.

Internally the property extends to include a welcoming reception hallway, a bright formal lounge with front facing window formation, a front facing lounge with fireplace, the 3rd bedroom which is on the ground floor, with a modern en suite and a modern fitted breakfasting sized kitchen complete with a selection floor and wall mounted units.

The upper level of this property boasts a stylish family bathroom as well as two well-proportioned double bedrooms all enhanced by a system of gas central heating, double glazing, private driveway, garage and generous sized front and rear garden grounds. Viewing is essential to appreciate this traditional family home.

#### MEASUREMENTS

Lounge	14'29 x 12'26
Bedroom One	10'28 x 12'0
En suite	3'13 x 8'48
Kitchen	7'21 x 11'67
Bedroom Two	11'34 x 14'0
Bedroom Three	11'31 x 11'98
Family Bathroom	8'19 x 6'27

#### Council Tax Band D

#### EPC Band D

#### DATE OF ENTRY

Negotiable

#### VIEWING

Wright & Crawford 0141-887-6211

