

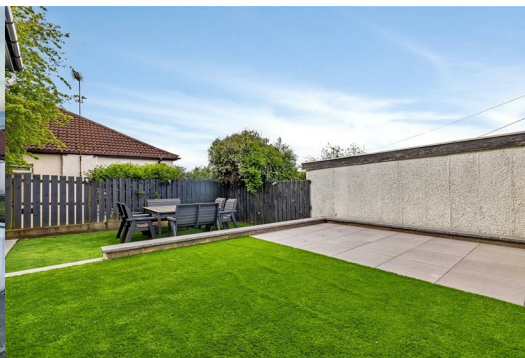


1 Manor Road, Glasgow, G15 6SG

Offers over £480,000



Elevate Property Services are delighted to present this exceptional three bedroom detached bungalow, set on a substantial corner plot within the ever-popular Old Drumchapel to market. Boasting recently extended accommodation and expansive gardens to the front and rear, this impressive home offers both space and privacy. Presented in true walk-in condition, the property combines modern style with flexible family living. Rarely available and ideally located close to local amenities and transport links, early viewing is strongly advised!



Further Information

On arrival at this beautiful property, the meticulously completed exterior improvements are instantly noticeable, providing a welcoming first impression and reflecting the high standard of refurbishment found throughout the home. To the front, a low-maintenance lawn garden is available and a paved driveway which can easily accommodate a number of vehicles.

Entry is via a welcoming reception porch with storm doors, leading into a bright and inviting hallway. From here, you are drawn into the impressive formal lounge, boasting a contemporary fireplace, generous proportions, and feature wall decoration. A large bay window formation floods the space with natural light, creating a warm yet elegant setting.

A second reception room, neutrally decorated and open-plan to the kitchen, offers an ideal space for modern family living and entertaining. The dining kitchen has been thoughtfully designed to a high specification, featuring sleek white units, contrasting worktops, and a range of quality integrated appliances, including a gas hob, oven, extractor fan, microwave, dishwasher, washing machine and double fridge/freezer. A fantastic dining area, just off the kitchen space, enjoys pleasant views over the rear garden with Bi-fold door access to the garden.

Upon entering the beautifully presented primary bedroom, you are welcomed into a truly sumptuous space, enhanced by two large windows that flood the room with natural light. Generous in scale and rich in style, the room further benefits from a walk-in wardrobe and a luxurious en-suite four piece bathroom. The en-suite is beautifully finished to a high standard, featuring twin wash-hand basins set within a vanity unit, a freestanding bath, walk-in rainfall shower, W.C. and additional storage.

To the front of the property, a second stylish bedroom offers excellent proportions, fitted storage, and a large window overlooking the front garden. This room also benefits from its own contemporary en-suite shower room, complete with rainfall shower, vanity unit, and W.C. creating a practical and private space. The third bedroom, located on the ground floor, is equally well-appointed, featuring fitted storage and its own modern en-suite shower room with rainfall shower, wash-hand basin within a vanity unit, and W.C. Completing the lower level is a spacious, fully tiled family bathroom, fitted with a bath with shower over, wash-hand basin set within a vanity unit, and W.C. The gas central heating system was replaced to accommodate the size of the accommodation and provide a lovely warmth all year round.

A fixed, pull down ladder provides access to the attic area, currently utilised as an additional bedroom. This bright and spacious area is enhanced by two skylights, flooding the room with natural light, and further benefits from useful storage.

Further benefits of this property include a fully serviced alarm and CCTV system with security lighting. The property has also been rewired with the addition of external power points, outdoor lighting and an EV charging port.

The charming rear garden is generous in size and fully enclosed, creating a safe and secure environment for children and pets. Thoughtfully arranged with a variety of seating areas, it offers the perfect setting for relaxation, entertaining, and al fresco dining.

Ideally situated within close proximity of well-regarded schooling, this property is sure to appeal to families with children of various ages. Direct transport links to Glasgow City and Loch Lomond area are within a short distance. A host of local amenities are only minutes away, including the popular Clyde Shopping Centre and Great Western Retail Park.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

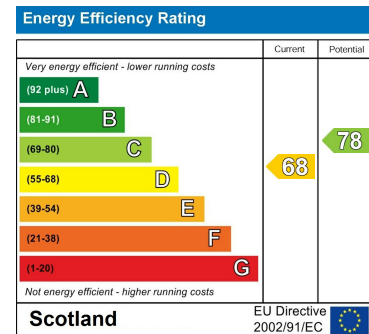
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.