



27 Sanquhar Road, Crookston G53 7FU

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Situation

Crookston and its neighbouring suburbs of Paisley and Braehead offer a range of local shopping and supermarket facilities, sports and recreational facilities, primary and secondary schooling. There are excellent public transport facilities with a train service to Glasgow and Inverclyde.

There is good access to the Silverburn and Braehead Shopping Centres, Xsite (previously Xscape) Braehead Arena and the M8 motorway network providing access to most major towns and cities throughout the central belt of Scotland as well as Glasgow International Airport.

The neighbouring countryside caters for a wide range of sports and leisure activities including fishing, golf and other recreational pursuits.







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Property Description

An upgraded and well presented three bedroom detached villa set within a quiet cul-de-sac drive close to local amenities and services. The accommodation is formed over two levels and comprises:

Ground Floor: Reception hall. Well presented sitting room with French doors onto the dining room. Dining/family room, which affords access to the well appointed contemporary kitchen with a full complement of wall mounted and floor standing units and complementary worktops. French doors to garden. Downstairs WC.

First Floor: Bedroom one with fitted wardrobes and en-suite shower room. Bedroom two. Bedroom three. An attractive house bathroom with three-piece white suite and shower above bath completes the accommodation.

The property further benefits from gas central heating and double glazing.

A monobloc driveway provides ample off street parking. Well kept garden grounds.



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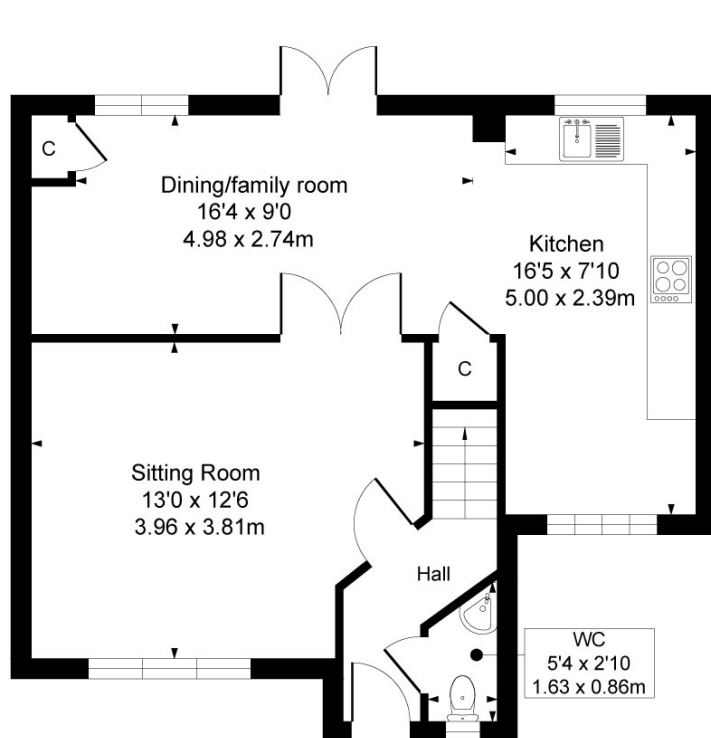




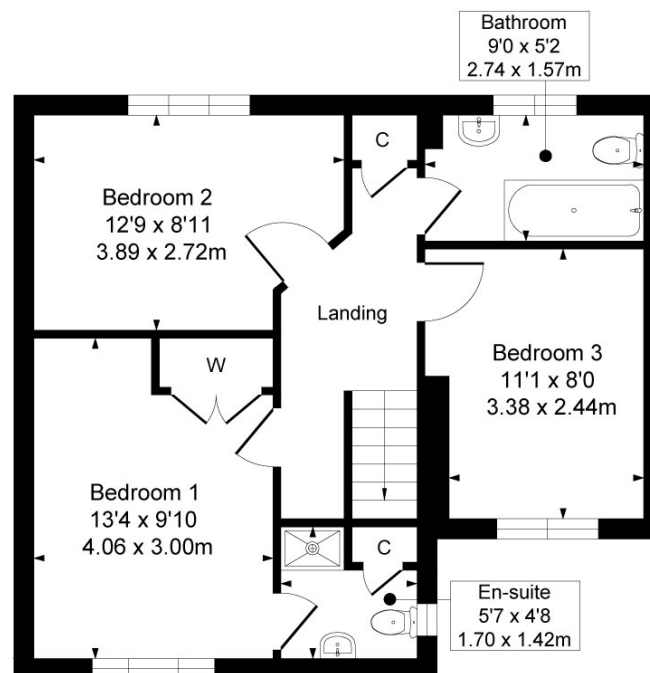


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Approximate Gross Internal Area
1085 sq ft - 100.79 sq m



Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.



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Viewing

By appointment through
Nicol Estate Agents
Clarkston

Outgoings

East Renfrewshire Council
Band E

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU
Tel: 0141 287 2000

Property Reference

CLA 680