



30 CAIRNGORM ROAD, GLASGOW. G43 2XA.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS IMPRESSIVE, STRIKING, ARCHITECT DESIGNED THREE BEDROOM SEMI DETACHED HOME LOCATED WITHIN THE DESIRABLE NEWLANDS AREA OF GLASGOW, CONVENIENTLY PLACED FOR ALL LOCAL AMENITIES INCLUDING POLLOCK COUNTRY PARK, SILVERBURN SHOPPING CENTRE AND CLOSE TO HILLPARK SECONDARY SCHOOL. ACCOMMODATION COMPRISES OF LARGE OPEN-PLAN LIVING ROOM LEADING TO DINING KITCHEN. THE HIGH SPECIFICATION KITCHEN INCLUDES BOSCH INTEGRATED APPLIANCES, TO INCLUDE OVEN, CERAMIC HOB, MICROWAVE, DISHWASHER, AND WINE COOLER. THERE'S ALSO A UTILITY ROOM WITH WORK SURFACE, SINK UNIT AND WASHING MACHINE. OFF THE DINING SOME BI-FOLDING DOORS LEAD TO THE PATIO AND LARGE LAWNED GARDEN AREA. FROM THE HALL AND DOWNSTAIRS TOILET, THE STAIR LEADS TO THE MASTER BEDROOM WITH LARGE EN-SUITE WHICH HAS 2 PIECE SUITE AND WALK-IN DOUBLE SHOWER CUBICLE, FURTHER 2 BEDROOMS HAVE AMPLE STORAGE AND FINALLY WE HAVE A FULLY TILED FAMILY BATHROOM WITH 3 PIECE SUITE, MIXER SHOWER AND RAINFALL SHOWER UNIT. THE PROPERTY COMPRISES OF A NATURAL STONE FAÇADE AND CONCRETE FIBRE SLATES WITH FLOOR TO CEILING HEIGHT HIGHLY INSULATED DOUBLE GLAZED WINDOWS AFFORDING MASSES OF NATURAL LIGHT THROUGHOUT THE PROPERTY, ADDITIONAL FEATURES INCLUDE GAS CENTRAL HEATING, DRIVEWAY PARKING, HIVE HEATING CONTROL, AND LARGE GARDEN SHED. FRESH DECOR AND NEW FLOORING THROUGHOUT. IDEAL FAMILY HOME.



- IMPRESSIVE ARCHITECT DESIGNED HOME
- IDEAL FOR FAMILY LIVING
- GAS CENTRAL HEATING
- CLOSE TO ALL LOCAL AMENITIES
- 3 BEDROOM SEMI DETACHED
- DRIVEWAY PARKING
- DOUBLE GLAZING
- GOOD TRANSPORT LINKS

FIXED PRICE £320,000

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ENTRANCE HALL 10' 4" x 7' 7" (3.16M x 2.31M)

LOUNGE 14' 6" x 13' 3" (4.41M x 4.05M)

KITCHEN / DINER 22' 5" x 9' 9" (6.83M x 2.98M)

KITCHEN

W.C. 7' 5" x 4' 10" (2.27M x 1.47M)

UTILITY ROOM 7' 8" x 5' 5" (2.33M x 1.64M)

MASTER BEDROOM 14' 7" x 9' 10" (4.44M x 2.99M)

MASTER EN-SUITE 9' 10" x 7' 7" (2.99M x 2.32M)

BEDROOM 2 9' 10" x 9' 9" (2.99M x 2.98M)

BEDROOM 3 9' 10" x 8' 7" (2.99M x 2.61M)

BATHROOM 9' 10" x 8' 7" (2.99M x 2.61M)

REAR PATIO

GARDEN



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