



21 Harfield Drive, Glasgow, G33 4QD

Offers Over £225,000

- Modern Semi-Detached Family Property
- Spacious Lounge & Attractive Dining Kitchen
- Converted Attic Space - Used as the Master Bedroom
- EER - B
- Up-graded by the Current Owners
- 3 Bedrooms & Stylish House Bathroom
- Landscaped Private Rear Garden with Outbuilding

- Maintained & Presented to a High Specification Throughout
- Utility Room & Downstairs w/c
- Driveway & Solar Panels

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Viewing Essential! This is a fabulous three bedroom semi-detached property located within a very popular residential location. The current owners have upgraded and modernised the property to an exceptional standard throughout. In the process the loft space was professionally converted and is currently utilised as the master bedroom. Further benefits include, stylish dining kitchen, attractive new bathroom and well tended, landscaped gardens with outbuilding. EER - B



Council Tax Band: D



This is a wonderful opportunity to acquire an exquisite semi-detached villa, situated within a very popular residential location. Built by Keepmoat homes, in 2018, the current owners have highly invested in up-grading the home throughout to an exceptional specification.

The property comprises welcoming entrance hallway, contemporary lounge, attractive fitted dining kitchen a number of integrated appliances and french doors leading to the landscaped rear garden. Completing the downstairs is the useful utility room and newly installed w/c.

The upper level consists of stylish bathroom and three good sized bedrooms. The loft has been fully converted providing space for a master bedroom. This area is accessed via a proper staircase and incorporates ample eave storage, bespoke made to measure fitted wardrobes and plenty of natural light via the velux windows.

The property further benefits from gas central heating, double glazing, substantial driveway, front garden and solar panels. The rear garden has been landscaped to provide the perfect outside space for relaxing and/or entertaining. There is also an outbuilding which provides another living space separate from the main home fully equipped with electricity. This is a perfect opportunity for any first time buyers, young working professionals or families. Early viewing is imperative to avoid disappointment

Room Dimensions

Entrance Hall

Lounge - 4.03m x 3.83m

Dining Kitchen - 3.72m x 3.16m

Utility Room - 1.91m x 1.10m

w/c - 1.75m x 1.07m

Bedroom 1 - 3.87m x 2.55m

Bedroom 2 - 2.52m x 2.47m

Bedroom 3 - 2.45m x 2.28m

Bathroom - 2.13m x 1.91m

Converted Attic Space - 3.55m x 2.90m

Location

There are a number of primary schools, high schools, and nurseries on your doorstep along with various supermarkets and other shops and restaurants. Garrowhill train station is a few minutes away giving you excellent access straight to Glasgow and surrounding areas. Other transport links including the M8 & A8 provide easy access to Glasgow, Edinburgh, Stirling and surrounding neighbouring towns across Lanarkshire.

Home Report Available on Request

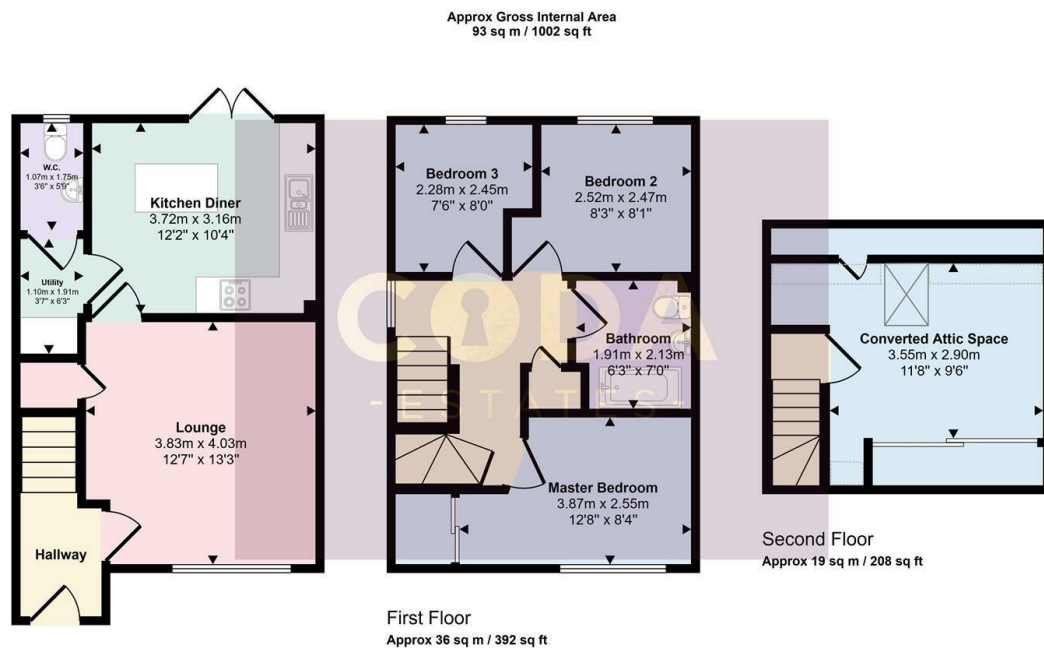
EER - B

Viewings Strictly By Appointment

If you are interested in viewing this property please contact our offices direct on 01417751050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



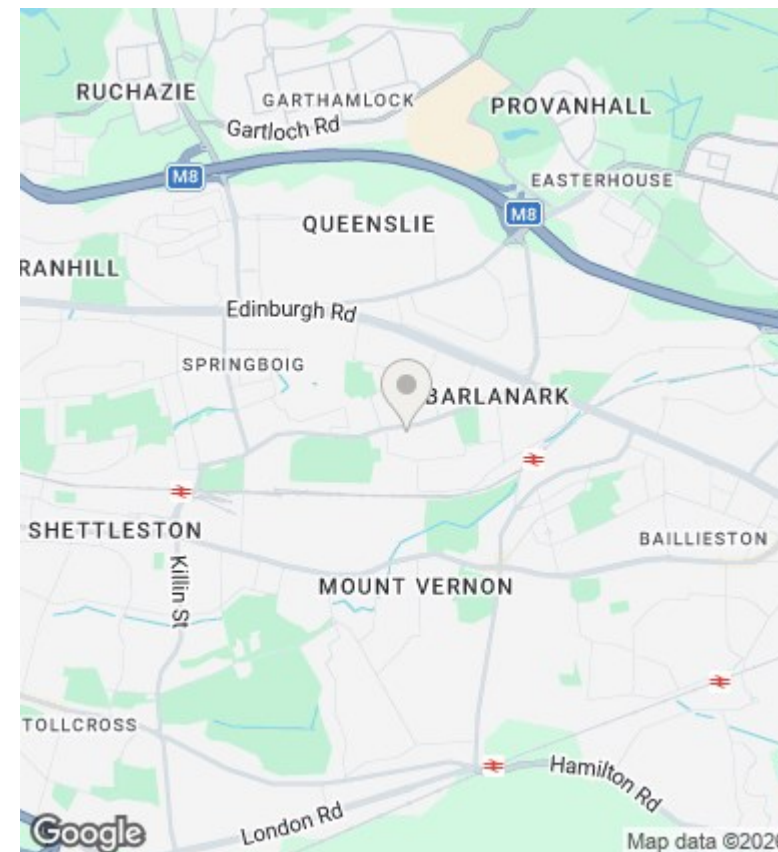




Ground Floor
Approx 37 sq m / 401 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	