



SOLICITORS & ESTATE AGENTS



**Semi Detached Villa
67 Barlanark Place Glasgow G33 4PS
Offers Over £149,995**



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Set within a popular residential pocket of Barlanark, this attractive semi detached home offers well proportioned accommodation and generous outdoor space, making it an ideal choice for a wide range of buyers including first time purchasers and young families.

The accommodation begins with a welcoming entrance hallway leading through to a bright and comfortable lounge, enhanced by natural light from large windows, creating an inviting space to relax and unwind. The kitchen is well laid out, offering a range of units, ample worktop space and direct access to the rear garden, perfect for everyday living and entertaining.

On the upper level, the property comprises two generous sized bedrooms, both offering excellent proportions and flexibility for use as sleeping accommodation, home office or dressing space. A family bathroom completes the internal accommodation.

Further benefits include uPVC double glazing and gas central heating, ensuring comfort and efficiency throughout the year.

Externally, the property enjoys gardens to the front, side and rear. The front garden is mainly laid to lawn with a paved driveway providing convenient off street parking. The side and rear gardens are designed for ease of maintenance and outdoor enjoyment, featuring areas of lawn, decking and paving.

A notable feature of the home is the garden room, currently utilised as a bar, offering a fantastic additional space for entertaining, hobbies or home working, and adding real lifestyle appeal to the property.

Barlanark Place is ideally positioned for access to a range of local amenities including nearby shops, supermarkets and everyday conveniences. The area benefits from well regarded local schooling at both primary and secondary levels, making it particularly appealing for families. There are excellent public transport links close by, with regular bus services and easy access to nearby rail stations, while the M8 motorway network is within easy reach, providing swift connections to Glasgow City Centre and beyond. Nearby green spaces and parks also offer great opportunities for outdoor leisure and recreation.

EPC Rating

D

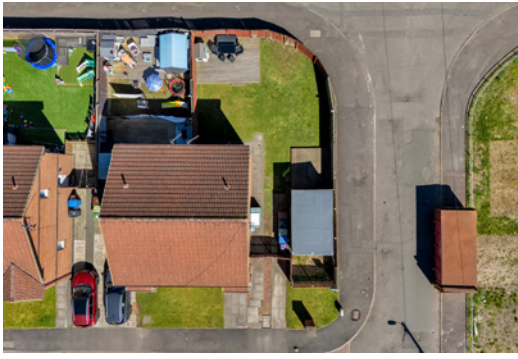
Measurements

LOUNGE	13'2" x 18'11" 4.01 m x 5.76 m
KITCHEN	13'2" x 8'3" 4.01 m x 2.52 m
HALLWAY	6'3" x 9'10" 1.91 m x 2.99 m
BEDROOM 1	13'2" x 8'3" 4.01 m x 2.52 m
BEDROOM 2	10'11" x 8'7" 3.33 m x 2.61 m
BATHROOM	6'7" x 6'3" 2.00 m x 1.91 m



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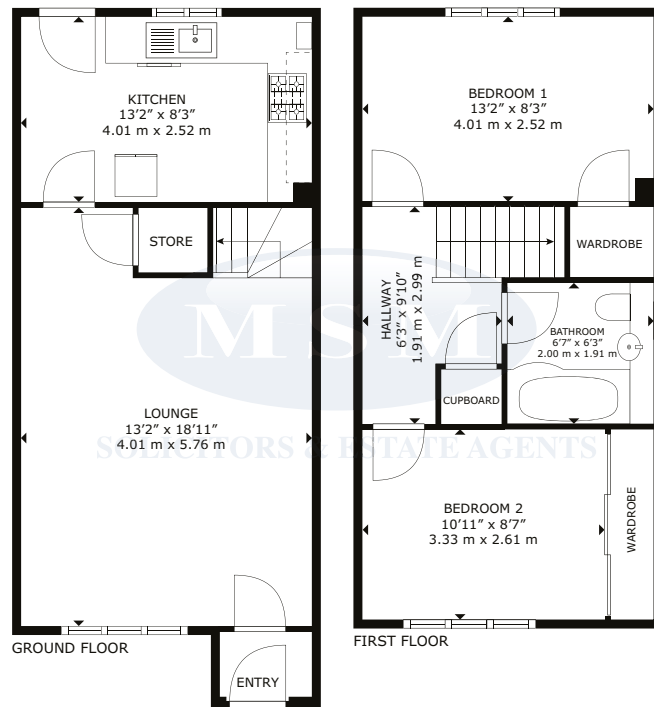
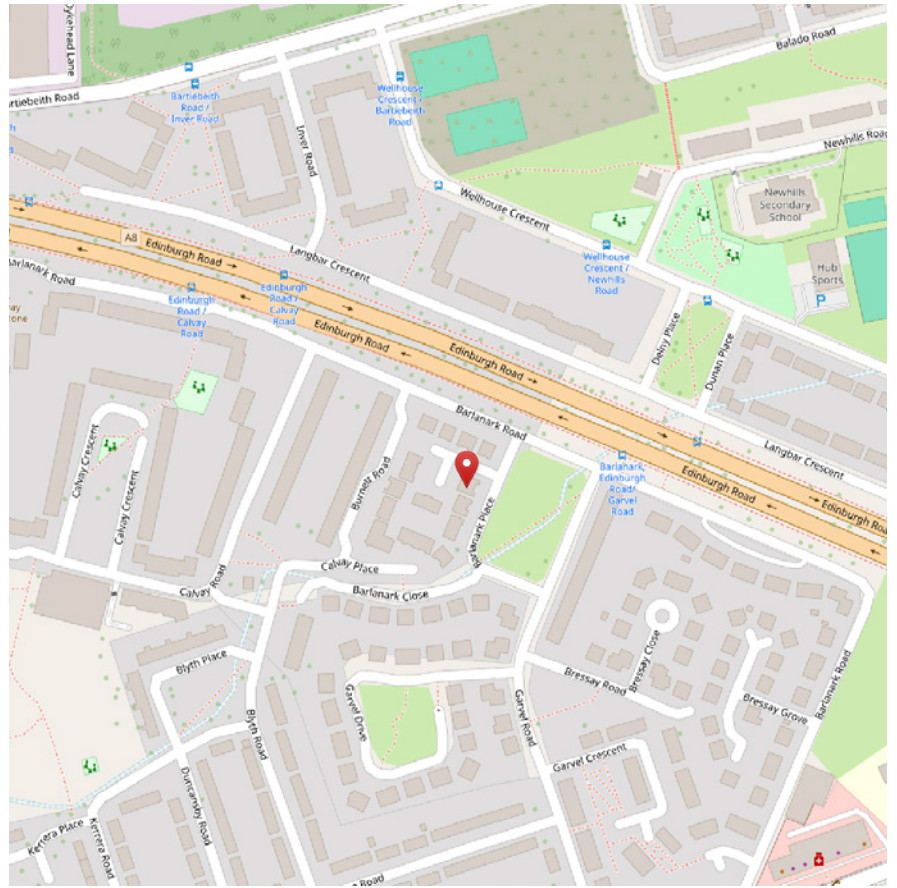
Travel Directions

From MSM Solicitors, head east on Crow Road (A739) and follow signs for the Clyde Tunnel. Continue through the tunnel and join the M8 motorway heading east towards Edinburgh. Stay on the M8 for approximately 4-5 miles, then take Junction 12 and merge onto the A80 towards Stepps. Continue on the A80 before taking the exit for Barlanark/Queenslie and follow signs for Barlanark. Proceed along Cumbernauld Road (A80) and turn onto Barlanark Road, then follow local roads into the estate. Turn onto Barlanark Place, where number 67 is located.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
GROUND FLOOR: 377 sq. ft., 35 m², FIRST FLOOR: 355 sq. ft., 33 m²,
TOTAL AREA: 732 sq. ft., 68 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by PlushPlans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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