



## 17 Ben Aigan Place, Darnley, G53 7PB

Offers over £199,995



Elevate Property Services are delighted to present this splendid THREE bedroom semi-detached property to market, Located within the highly sought-after area of Darnley, this splendid property is sure to prove popular with a wide range of buyers. Early viewing is therefore recommended for all interested parties!



## Further Information

To the front of the property, there is an easily maintained lawn garden alongside a driveway, providing convenient off-street parking. Upon entering the property you are welcomed into the reception porch, perfect for storing outdoor garments.

The neutrally decorated lounge benefits from dual aspect windows, allowing an abundance of natural light to flood the space, opening to a dining area, creating a perfect space for entertaining or family living. The well-appointed fitted kitchen hosts a range of wall and base-mounted units along with ample worktop space, creating a practical and functional area. The kitchen further benefits from an integrated gas hob, oven and extractor fan with additional space for free-standing appliances including a washing machine and fridge-freezer. The kitchen boasts rear door access to the garden creating an ideal layout for both everyday living and entertaining.

On the upper level, the property offers three well-proportioned bedrooms, all benefiting from excellent fitted storage and providing flexible accommodation suitable for family living. Completing the accommodation is a stylish shower room, comprising of an electric shower, sink within vanity unit and W.C. Additional storage is available throughout the property and within the attic space.

Situated within a popular residential pocket of Darnley, this property enjoys a convenient location close to a wide range of local amenities. Nearby Silverburn Shopping Centre offers an excellent selection of retail, dining and leisure facilities, while there are also a variety of supermarkets and everyday conveniences within easy reach.

The area benefits from good public transport links, providing access to Glasgow City Centre and surrounding areas, as well as excellent road connections via the nearby M77 motorway network. A selection of reputable primary and secondary schools are also located within close proximity, making this an ideal setting for families and commuters alike.

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. Thank you.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

