

1 Langford Place

PARKHOUSE, GLASGOW, G53 7HZ



Modern four-bedroom detached home in great condition with a new kitchen, exceptionally large principal bedroom, and private low-maintenance rear garden



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McEwan Fraser Legal is delighted to present 1 Langford Place, a beautifully presented four-bedroom detached home offered to the market in excellent condition. This impressive property benefits from a newly fitted modern kitchen, fresh décor throughout, a new boiler, and a substantial principal bedroom with a large ensuite. The low-maintenance rear garden, complete with patio and lawn, offers a perfect outdoor space. This home will appeal to a wide range of buyers, particularly families.

THE LIVING ROOM



Entering the property, you are welcomed into a bright porch leading into the main hallway. The spacious living room is positioned to the right, with the kitchen and conservatory located to the rear. The living room is a warm and inviting space, featuring a large front-facing window that allows natural light to fill the room. Neutral décor enhances the sense of space, creating a blank canvas for the new owner. Double doors at the rear lead through to the kitchen.

THE KITCHEN & CONSERVATORY



The newly fitted kitchen is both stylish and practical, laid out in an L-shape with ample units and generous worktop space. It features modern handleless cabinetry, integrated appliances, a gas cooker and hood, along with additional storage and preparation space. A dining area sits adjacent, and there is useful under-stair storage. French doors lead through to the conservatory, a bright and relaxing space overlooking the garden.



To the left is the ground floor principal bedroom with ensuite, while the staircase sits straight ahead. The principal bedroom is a standout feature, offering over 30 square meters of space. It is beautifully presented with new carpeting and benefits from a generous ensuite complete with quadrant shower, basin and WC. This room must be seen to fully appreciate its size.

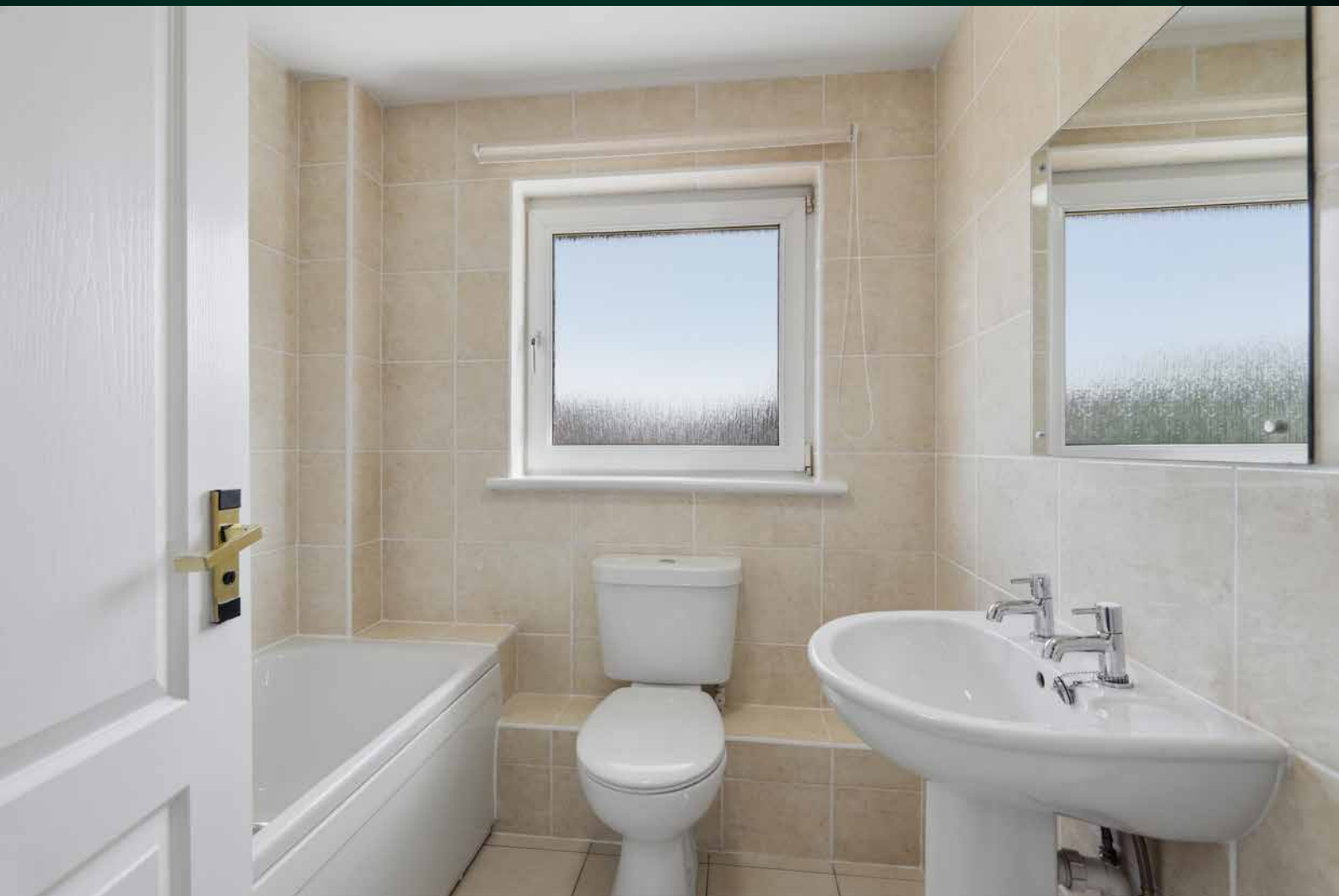
THE MASTER BEDROOM



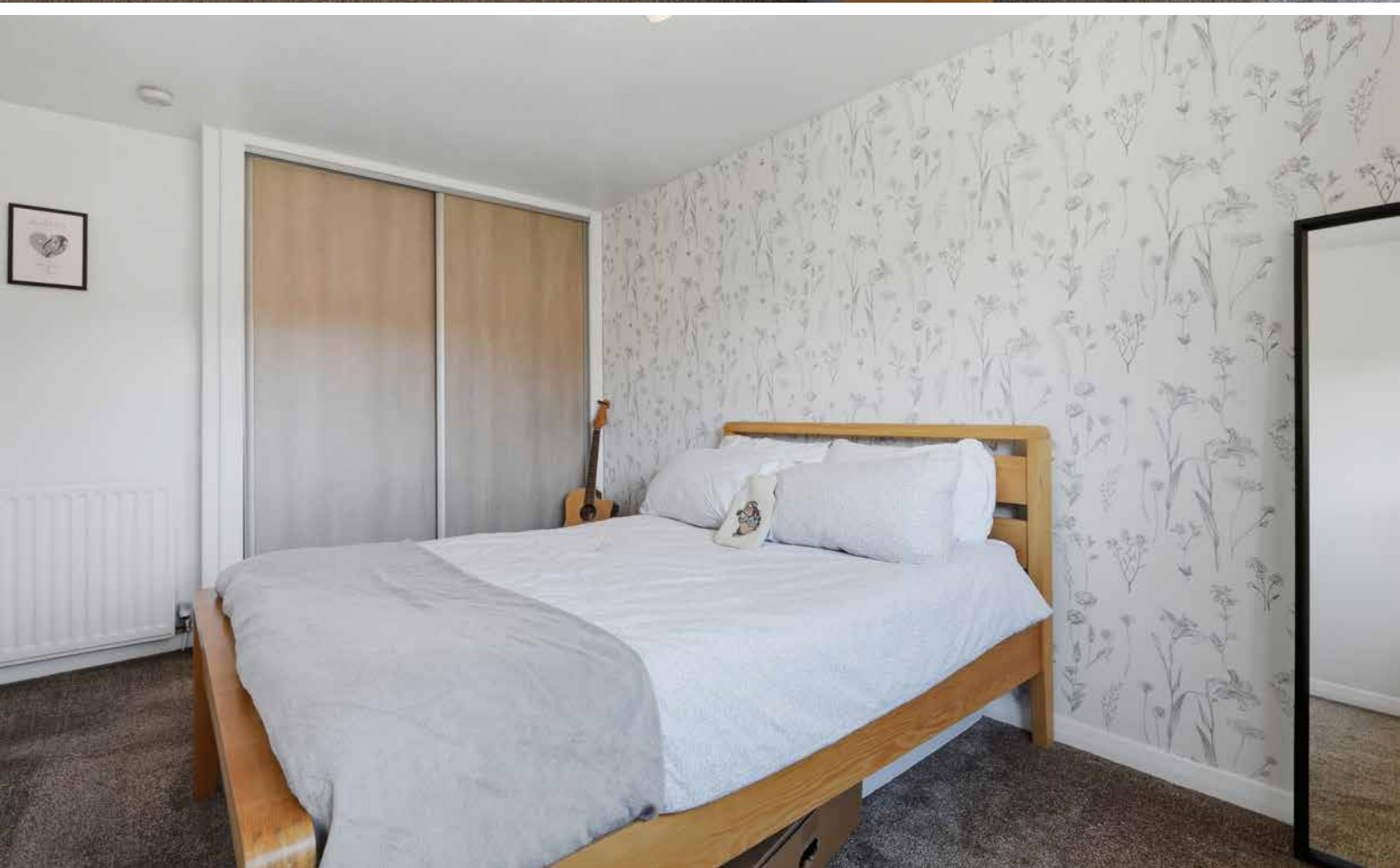


On the first floor, there are three further bedrooms and the family bathroom. Two are well-proportioned doubles, with one benefiting from fitted sliding wardrobes, while the third bedroom is ideal as a home office or nursery. The family bathroom is finished with neutral tiling and includes a bath with overhead shower, basin and WC.

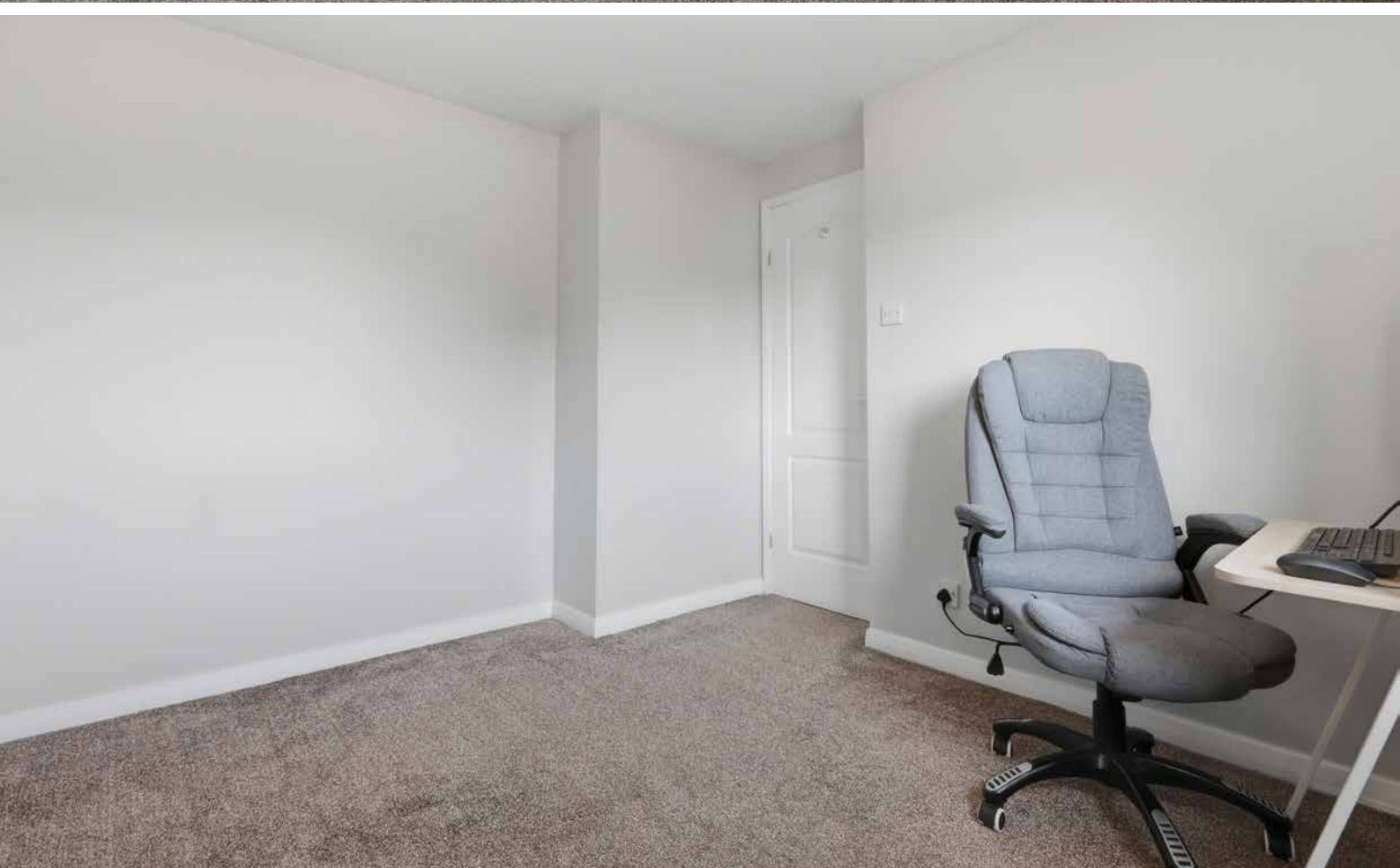
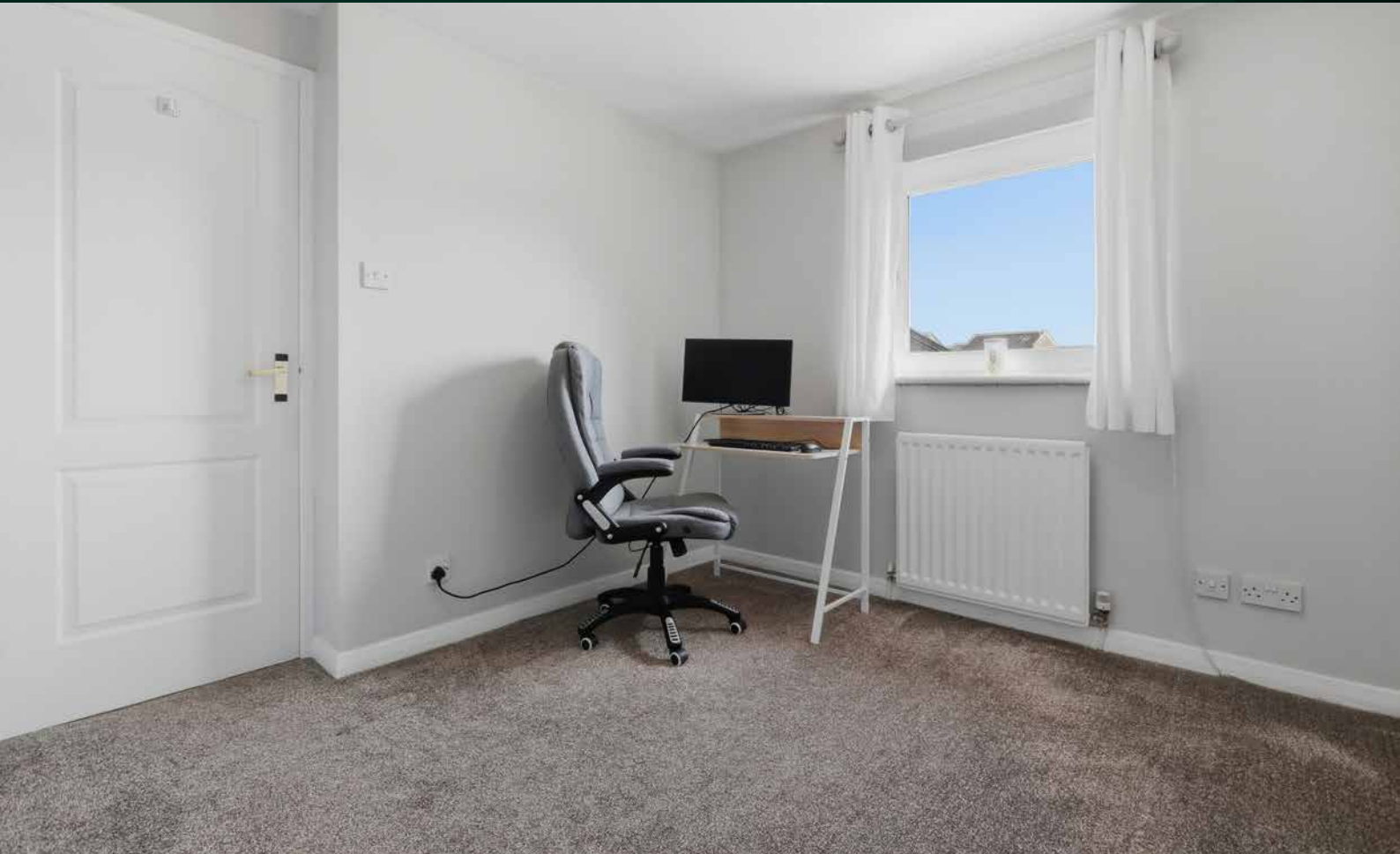
THE BATHROOM



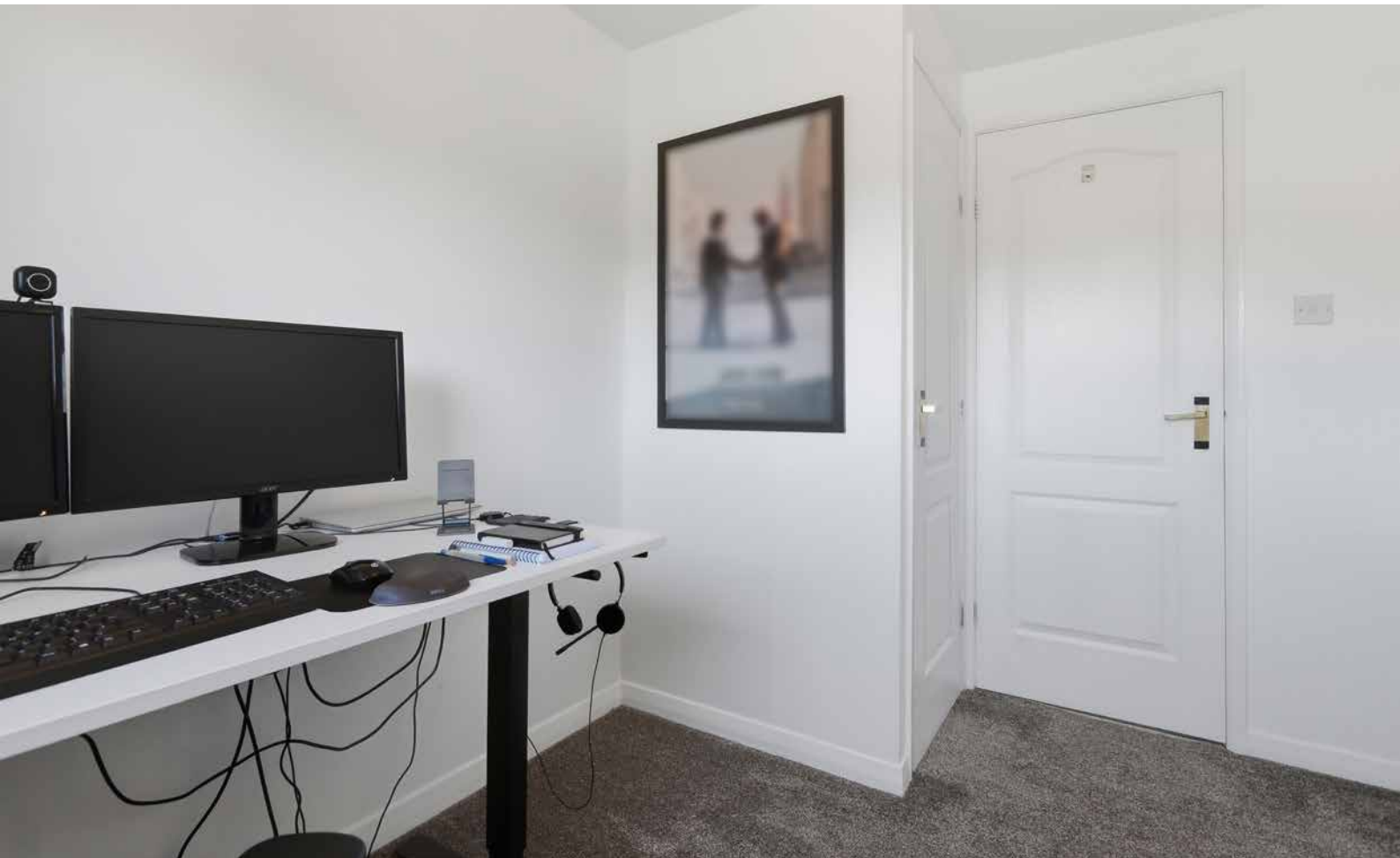
BEDROOM 2



BEDROOM 3



BEDROOM 4



Externally, the property continues to impress. The front driveway accommodates two cars and is easy to maintain. The rear garden is private and well laid out, with a mix of patio and lawn creating a great space for relaxing or entertaining. Further benefits include double glazing throughout, and early viewing is highly recommended.

EXTERNALS



The image displays two floor plan options for the second floor. The left plan features a Master Bedroom (3.86 M X 7.87 M) with an En Suite (3.86 M X 3.69 M), a Kitchen (4.72 M X 3.56 M), a Living Room (3.79 M X 4.11 M), and a Screened Porch (2.59 M X 3.13 M). The right plan features two Bedrooms / Offices (2.69 M X 3.15 M and 2.69 M X 4.01 M), a Bathroom (2.04 M X 1.77 M), a Hall (1.93 M X 2.93 M), and three Storage areas (0.80 M X 0.83 M, 0.83 M X 0.66 M, and 1.79 M X 0.51 M).

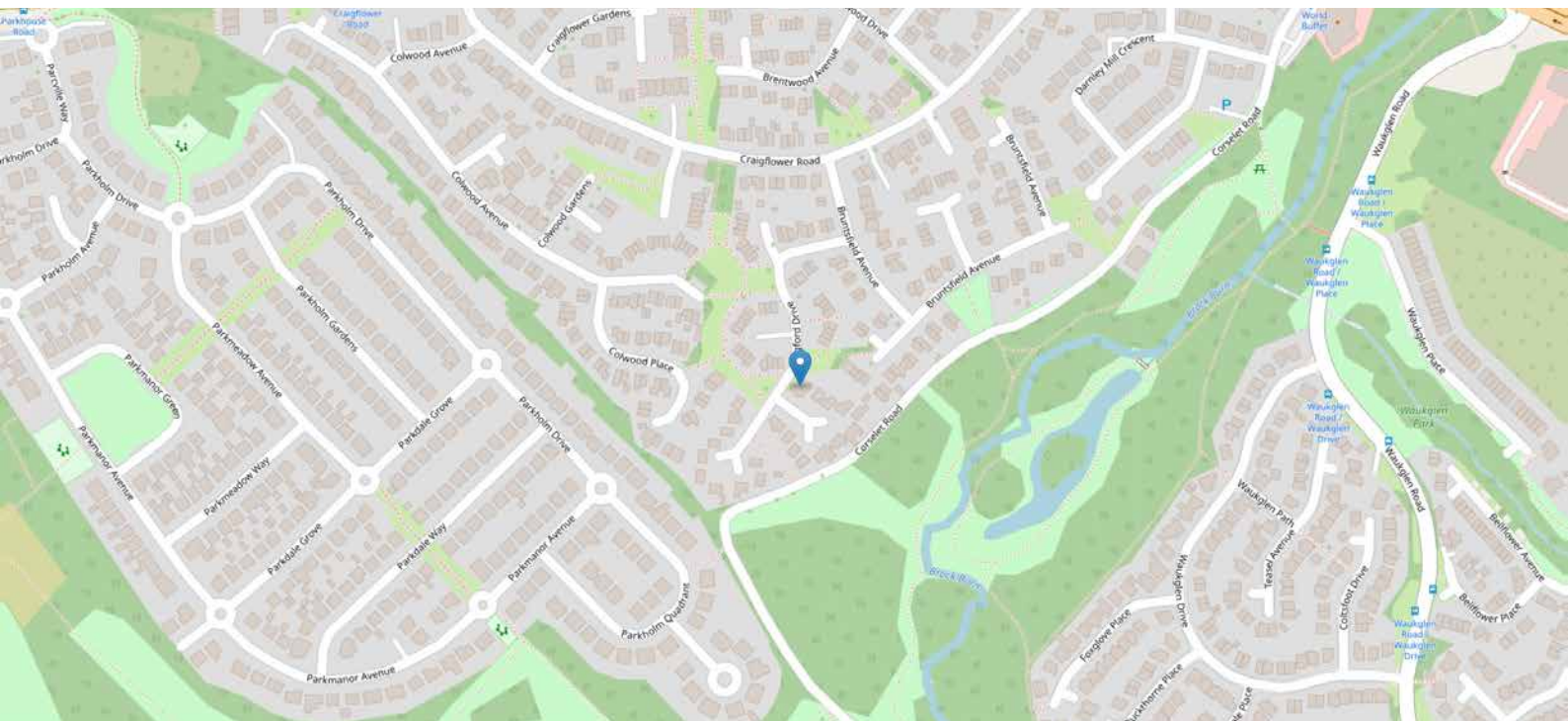
Left Floor Plan:

- EN SUITE: 3.86 M X 3.69 M
- KITCHEN: 4.72 M X 3.56 M
- LIVING ROOM: 3.79 M X 4.11 M
- MASTER BEDROOM: 3.86 M X 7.87 M
- SCREENED PORCH: 2.59 M X 3.13 M
- HALL: 1.73 M X 2.15 M
- HALL: 2.37 M X 1.55 M

Right Floor Plan:

- BATHROOM: 2.04 M X 1.77 M
- BEDROOM / OFFICE: 2.69 M X 3.15 M
- BEDROOM / OFFICE: 2.69 M X 4.01 M
- HALL: 1.93 M X 2.93 M
- STORAGE: 0.80 M X 0.83 M
- STORAGE: 0.83 M X 0.66 M
- STORAGE: 1.79 M X 0.51 M

Gross internal floor area (m²): 134m² | EPC Rating: C



THE LOCATION

Langford Place is set within a highly popular residential pocket of Darnley, well regarded for its family-friendly environment and excellent local amenities. There is a wide selection of nearby primary and secondary schooling, making it an ideal setting for families. The property is conveniently located close to Silverburn Shopping Centre, offering a fantastic range of retail, dining and leisure options. Darnley Retail Park, Sainsbury's and B&Q are also within easy reach.

For outdoor enthusiasts, the nearby Dams to Darnley Country Park provides beautiful green space, walking routes and cycling paths. The M77 motorway is easily accessible, offering quick links to Glasgow city centre and beyond, while regular public transport services further enhance connectivity.



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