



Glengarry Way, Greylees
£340,000



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Key Features

- Detached Family Home
- Four Bedrooms
- NO ONWARD CHAIN
- Immaculately Presented Throughout
- Lounge and Spacious Open Kitchen Diner
- Hot Tub, Summer House and Owned Solar Panels
- EPC Rating B
- Current Council Tax Band D





Immaculately presented throughout and offered for sale with no onward chain, this spacious four bedroom detached family home is situated on the sought after Greylees development and offers well planned accommodation ideal for modern living. The ground floor comprises an entrance hall, lounge with built-in media wall and fitted shelving and storage, and double doors through to a generous kitchen diner with French doors opening onto the rear garden. There is also a separate utility room and cloakroom. Upstairs offers four bedrooms, an en suite to the master and a family bathroom. Outside, the property benefits from parking for two vehicles leading to a single garage, and a well maintained rear garden featuring a hot tub and a summer house with electric connection, ideal for use as a home office. Further benefitting from owned solar panels, this is a superb family home and viewing is highly recommended.

Entrance Hall

With part glazed composite Entrance door, stairs leading to 1st floor and radiator.

Lounge

4.36m x 3.87m (14'4" x 12'8")

Featuring a built-in media wall with TV and internet connection, along with fitted shelving and storage units, window to the front aspect and two radiators. Double doors open through to;

Kitchen Diner

3.53m x 7.91m (11'7" x 26'0")

The dining area offers space for a table and chairs but could equally be used as additional family living space, with French doors opening onto the rear garden. This leads through to the kitchen, which is fitted with a range of base and eye level units with work surfaces over, a one and a half bowl sink with mixer tap and drainer, integrated dishwasher, space for an American style fridge freezer, integrated eye level double oven and a five ring gas hob with extractor hood over. There is also a central island with breakfast bar and storage beneath, a useful under stairs storage cupboard, window overlooking the rear garden and two radiators.

Utility Room

1.73m x 1.79m (5'8" x 5'11")

With base and eye level units with work surface over, sink with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, part glazed door to side driveway and radiator.

Cloakroom

With low level wc, hand wash basin with storage under, storage cupboard, window to front aspect and radiator.

Landing

With access to loft, fitted loft ladder and partially boarded with electric and lighting.

Bedroom One

4.13m x 3.08m (13'6" x 10'1")

With fitted wardrobes, TV point, window to front aspect and radiator.

En Suite

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, window to front aspect and extractor fan.





Bedroom Two

4.11m x 2.87m (13'6" x 9'5")

With built in wardrobes, window to front aspect and radiator.

Bedroom Three

2.97m x 2.63m (9'8" x 8'7")

With fitted wardrobes, window to rear aspect and radiator.

Bedroom Four

1.97m x 3.03m (6'6" x 9'11")

With window to rear aspect and radiator.

Family Bathroom

Modern four piece suite comprising of a double walk in mains fed shower, separate bath, hand wash basin with storage under, low level wc, heated towel rail, window to rear aspect and extractor fan.

Outside

To the front of the property there is parking for two vehicles leading to a single garage, together with side access to the rear garden. A further area is laid to lawn with shrub borders and a fenced surround.

The rear garden is a particular feature of the property, offering a generous patio area with a hot tub and a timber summer house. The remainder is laid to lawn with decorative borders, along with a timber shed, outside lighting, an outside tap and a timber fence surround.

Summer House

2.12m x 4.25m (7'0" x 13'11")

Timber built which is fully insulated and with electric connected.

Garage

Up and over garage door, electric and lighting.



Solar Panels

Please note the solar panels are owned.

Management Charge

The Greylees development is subject to an annual maintenance charge, please contact our office for more information.

Agents Note

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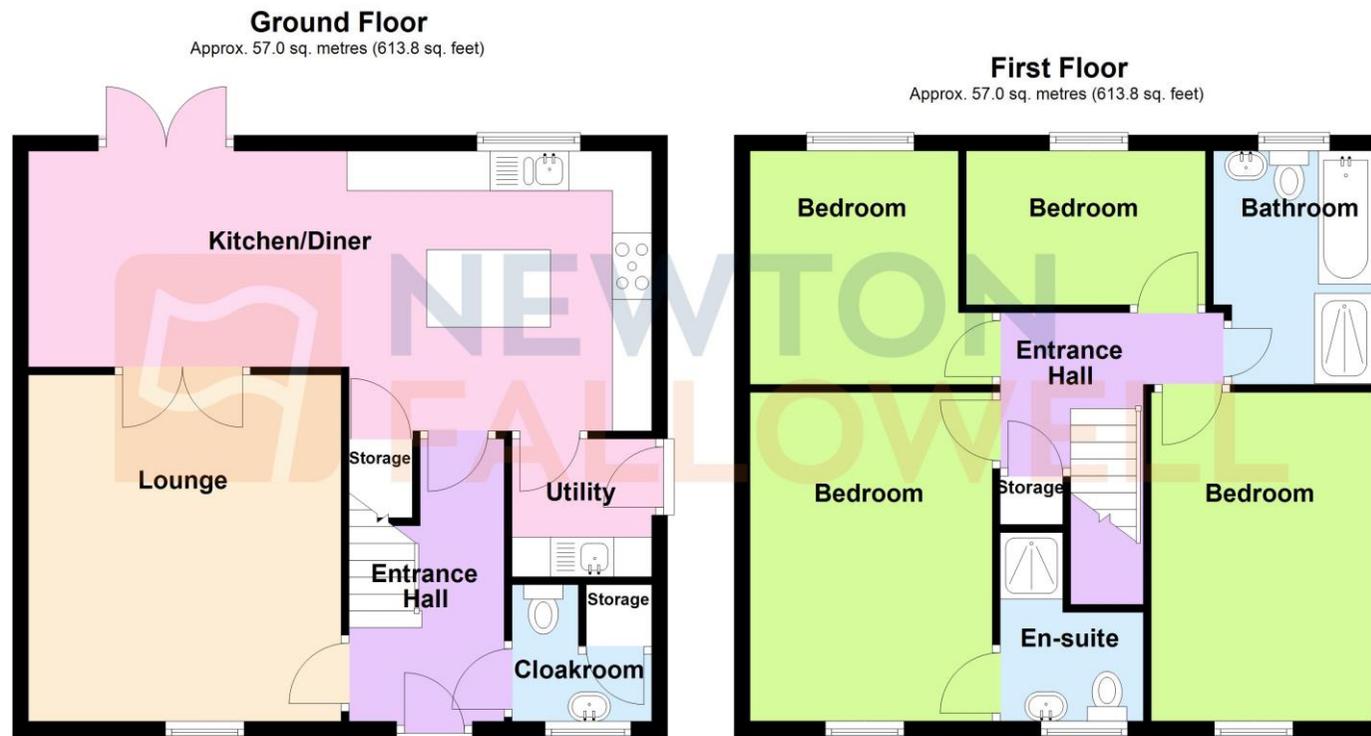
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Floorplan



Total area: approx. 114.0 sq. metres (1227.5 sq. feet)
37 Glengarry Way, Greylees



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