



## End Terraced House

1 Burnfoot Crescent, Burnside, G73 5DT

**Offers Over £195,000**



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## Description

Seldom available to the market this delightful three bedroom end of terrace villa is nestled in a cul-de-sac and enjoys a sought after location within the much admired Burnside district. A much loved family home for over 50 years this property sits on a fabulous plot enjoying surprisingly large gardens to rear and a broad driveway to front and side.

Inside the decor is fresh and is complimented by the modern fixtures and fittings. The kitchen was extended some years ago creating an extra dimension to this home. An entrance vestibule leads you through to the lounge and dining area to the far end. This is a lovely reception room, the broad window formations to either end allowing plenty of natural light to flow in. The focal point of this room is a feature fireplace to one wall. The kitchen is accessed from this room and as noted has been professionally extended to create a fabulous kitchen/diner. It is beautifully appointed complete with a range of units and appliances which include an American style fridge freezer, oven & hob, dishwasher, washing machine and tumble dryer. Window formations to the rear lend light and door provides direct access to the gardens. Additional storage space is available within a deep under stair cupboard. A further door leads to the integral garage.

Upstairs an initial landing leads to the shower room and the longer upper landing links to the three bedrooms and a shelved linen cupboard. A ceiling hatch with pull down ladder accesses the partially floored and insulated loft space. All three bedrooms are of good proportion and have some form of built in storage space. The rear bedroom further benefits from a large walk in cupboard. Worth mention are the delightful aspects, particularly to the rear towards the woodland and playing fields. The shower room is also very well appointed fitted with a corner shower cubicle and Triton electric shower unit, WC and wash hand basin within a vanity unit. The walls are mostly tiled with wet wall around the shower splash back.

This home has double glazed windows and there is a gas fired central heating system, the Ideal combination boiler housed in the garage.

Externally there is a small lawn to the front and a sizeable driveway to front and side providing off street parking. To the rear is a deceptively spacious garden, the attractive paving continuing from the driveway to the side and rear of the building. Beyond this there are paved steps leading to a patio area and a further few steps leading down to the lower garden area where a summer house, garden shed and greenhouse are positioned.

Burnfoot Crescent is a lovely cul-de-sac positioned just off East Kilbride Road and only a few minutes walk from Burnside Train Station and a selection of local shops, cafes and restaurants on Stonelaw Road. There is excellent local schooling at both Primary and Secondary level. Nearby recreational facilities include Cambuslang Rugby Club, Rutherglen Lawn Tennis Club and a selection of Golf Clubs. Commuters are well served by local bus routes, regular services from Burnside Train Station and convenient road links to the M74 and central belt motorway network.

## Room Dimensions

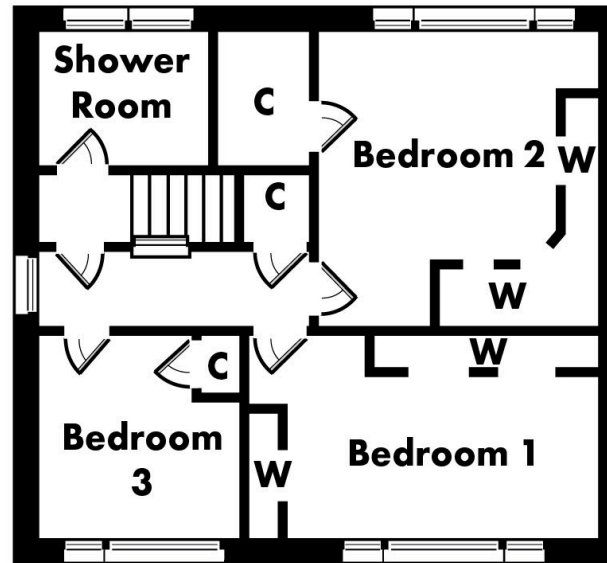
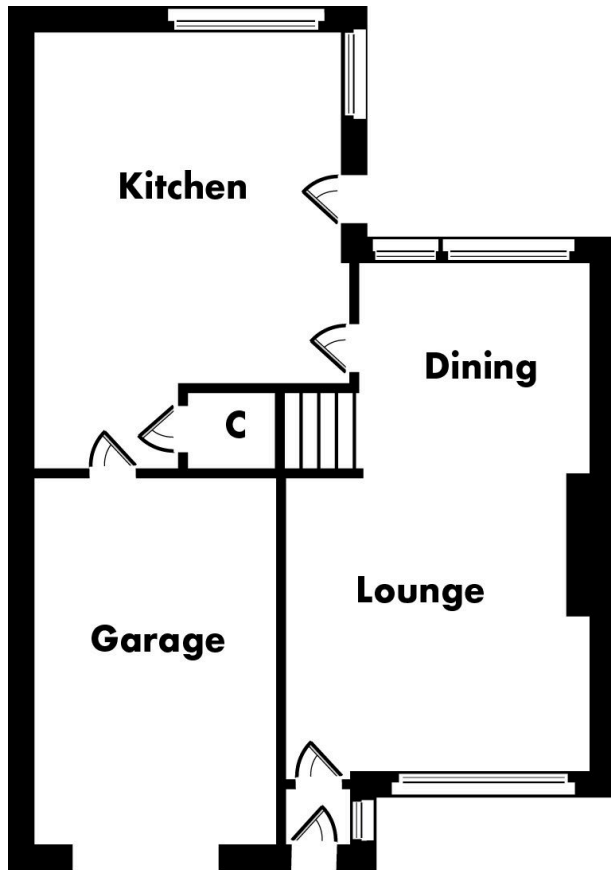
Entrance Vestibule	1.14 m x 1.02 m / 3'9" x 3'4"
Lounge/dining room	7.19 m x 3.86 m / 23'7" x 12'8"
Breakfasting Kitchen	4.27 m x 3.02 m / 14'0" x 9'11"
Bedroom 1	3.07 m x 3.78 m / 10'1" x 12'5"
Bedroom 2	3.94 m x 2.64 m / 12'11" x 8'8"
Bedroom 3	3.15 m x 2.44 m / 10'4" x 8'0"
Shower Room	1.80 m x 2.01 m / 5'11" x 6'7"

**EPC:** C

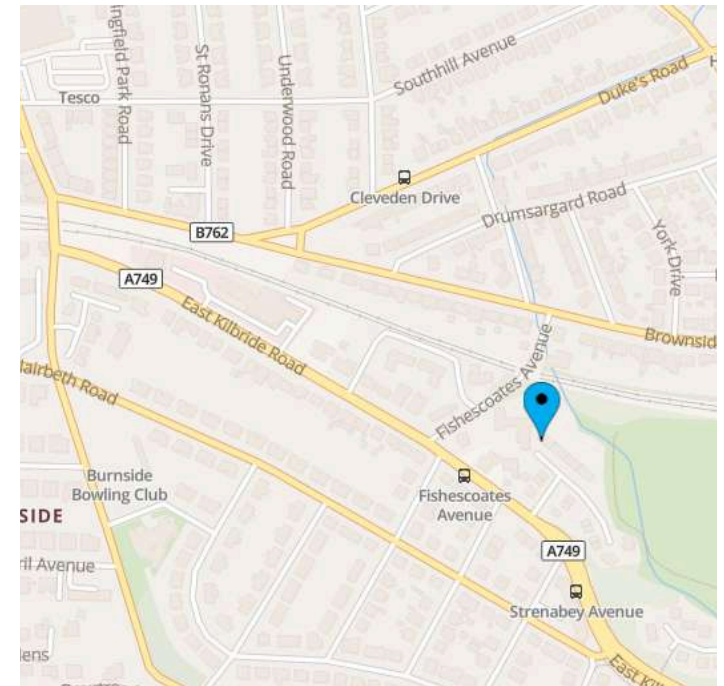
## Features

Seldom available end terraced villa  
Three bedrooms  
Stylish kitchen  
Fabulous gardens  
Large driveway  
Quiet residential pocket  
Close to local schools and amenities  
Short walk to Burnside Train Station





Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travel southwards on Stonelaw Road towards Burnside and continue passing the shops, Burnside train station and under the railway bridge. Turn left at the traffic lights onto East Kilbride Road and continue passing the Burnside Hotel. Take the third left thereafter into Burnbrae Drive then left onto Burnfoot Crescent. This property is along to the right hand side.

#### MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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**Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847**  
**1242 Shettleston Road, Shettleston, G32 7PG F: 0141 763 1948**

For further information:

Or to view this property please call:

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