



SEMI VILLA

**16 LARCH ROAD
DUMBRECK
G41 5DA**



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Imposing red sandstone fronted SEMI VILLA circa 1932 within exclusive tree lined enclave. Generously proportioned throughout with retained original features including stained glass and wood panelling, the flexible accommodation is formed over two levels and comprises an impressive family home.

Entrance porch with stained glass and granite floor finish, 23’ broad wood panelled reception hall with fireplace and stained glass windows, near 20’ broad bay window formal lounge with additional natural light provided by stained glass windows to focal wall, near 19’ formal dining room with bay window to front, access to butlers pantry/secondary hall with access to family sized dining kitchen. Within the main hall is a large cloakroom/toilet, further secondary hall with additional access to the kitchen, utility room with twin original fire glazed sinks, pantry store and toilet, door to rear garden.

First floor: broad landing, near 20’ main bedroom with broad bay window to front and access to a dressing room/study with additional access from the landing, “pull down” ladders providing access to the attic, near 19’ second bedroom again with bay window to front, two further double bedrooms, bathroom comprising three piece suite.

There is in addition a large floored/lined attic with good natural light provided by one large and one smaller velux window. There are two additional stores off.

A particular and unique feature of this home is the custom built “bomb shelter” with access from the downstairs cloakroom and extending under the driveway.

There are private gardens to front and rear. Extensive driveway providing off street parking for several cars and access to a double car garage with power and lighting.

We are advised the slate roof covering has been replaced in recent years.

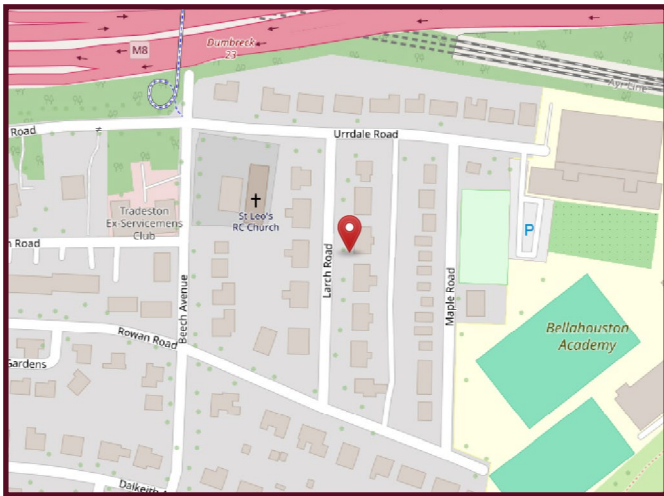
Dumbreck is a sought after and established residential location with excellent amenities nearby including Dumbreck Station, Bellahouston Park and access to the both the M8 and M77, ease of access to the City Centre. The Queen Elizabeth University Hospital is nearby.

Measurements

RECEPTION HALL	23’1 (7.05m) x 10’4 (3.16m)	DRESSING ROOM/STUDY	10’3 (3.13m) x 6’7 (2.01m)
LOUNGE	19’11 (6.08m) x 14’0 (4.29m)	BEDROOM TWO	18’10 (5.76m) x 13’0 (3.99m)
DINING ROOM	18’10 (5.76m) x 13’0 (3.99m)	BEDROOM THREE	13’6 (4.13m) x 13’6 (4.13m)
KITCHEN	13’1 (4.03m) x 13’1 (4.03m)	BEDROOM FOUR	14’0 (4.29m) x 8’11 (2.73m)
UTILITY	6’11 (2.13m) x 6’8 (2.05m)	BATHROOM	10’3 (3.12m) x 7’10 (2.40m)
CLOAKROOM/TOILET	10’1 (3.10) x 6’1 (1.87m)	ATTIC	24’7 (7.51m) x 18’11 (5.78m)
FIRST FLOOR		GARAGE	18’6 (5.64m) x 16’0 (4.87m)
BEDROOM ONE	19’11 (6.08m) x 14’0 (4.29m)		



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Travel Directions

Traveling east along Nithsdale Road from the junction with Dumbreck Road, second left onto Dargarvel Avenue, right onto Dalkeith Avenue, next left onto Beech Avenue, right onto Rowan Road, next left onto Larch Road and number 16 is on left.

Viewing

Strictly by appointment.
Please call our Property Department on 0141 204 2833

EPC

G

Council Tax

Band G.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



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