



## Semi-detached House

908 Carntyne Road, Carntyne, GLASGOW, G32 6NE

Offers Over £165,000





### Description

This beautifully presented three bedroom semi detached villa has been professionally extended and offers superb family accommodation in a popular residential setting. The property has been very well maintained by the sellers, the main roof having been renewed in recent years and the external paintwork has been regularly freshened. Furthermore the gardens and driveway are neatly tended all adding to the attractive kerbside appearance of this home.

Inside the property exhibits stylish decor and contemporary fixtures & fittings throughout. The single storey rear extension has really enhanced the available living space adding a versatile room off the kitchen and an en-suite facility from the downstairs bedroom.

The entrance to this property is to the side elevation leading to a carpeted reception hall which in turn leads to the lounge and Bedroom one. A stairway from this hall accesses the upper floor. The lounge is a wonderful reception room with a deep bay window formation adding additional depth to this room. A deep under stair cupboard off this room provides handy storage space with a window to the side elevation lending light. You access the kitchen from a doorway to the rear of this lounge. Beautifully appointed, this kitchen is fitted with an array of high gloss units and the broad worktops incorporate a gas hob with oven below. In addition the integrated appliances include a fridge, freezer and washing machine all of which are neatly enclosed. An archway to the other end leads to the dining room which has French doors leading directly to the rear garden. This is a really useful living space and links to the outdoor space. Also on the ground floor is Bedroom one. This a nicely proportioned double bedroom with a window to the side elevation. Another superb feature is the large en-suite shower room off this bedroom. It is beautifully tiled and fitted with a shower cubicle, wc and wash hand basin within fitted furniture. A window to the rear elevation allows natural light to flood in.

Upstairs there is a long landing which links to the two further bedrooms and the bathroom. There is more handy storage space available within two recessed cupboards off this landing, one of which houses the gas central heating boiler. A ceiling hatch with pull down ladder leads to the attic space. Both bedrooms are of good proportion, the larger bedroom two is to the front and bedroom three is rear sited. The bathroom is again beautifully appointed complete with a three piece suite including a bath, wc and wash hand basin within fitted furniture. A window to the side elevation lends light.

This property has a gas fired central heating system with a combination boiler and the windows are double glazed with UPVC casements. Externally there are excellent sized gardens to the front and rear all enclosed and providing a family friendly outdoor space to be enjoyed. The front garden has a lawn bordered by railings/fencing and the gated monoblock driveway continues to the side affording off street parking for several cars. To the rear there is a level lawn with paved area enclosed by timber fencing.

Situated within the east end district of Carntyne this property enjoys a much admired location close to a host of amenities. There is local schooling at both Primary & Secondary level. Lightburn Medical Centre & Pharmacy sit just along from the property along with some convenient local shops. Further shopping facilities can be found at a Tesco Extra and Aldi in neighbouring Shettleston. Those commuting have easy access to local bus services and Carntyne Train Station is a short walk away. There are also convenient road links to Glasgow city centre, the M74, M8 and central belt motorway network.

### Room Dimensions

Reception hall  
Lounge  
Dining Room  
Kitchen  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Bathroom  
Ensuite

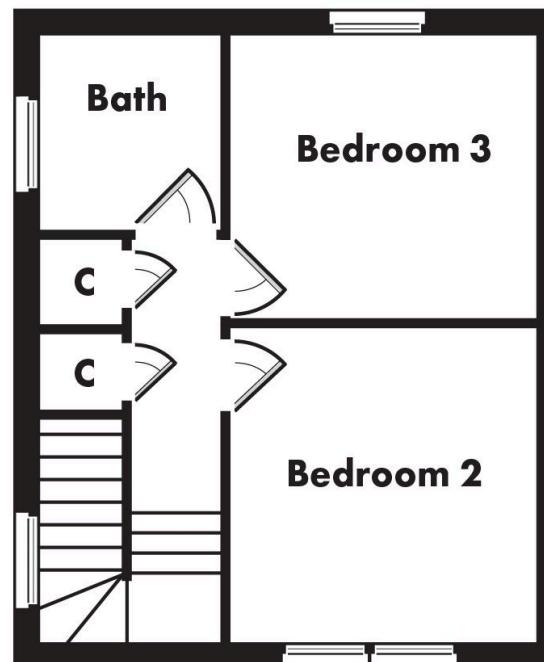
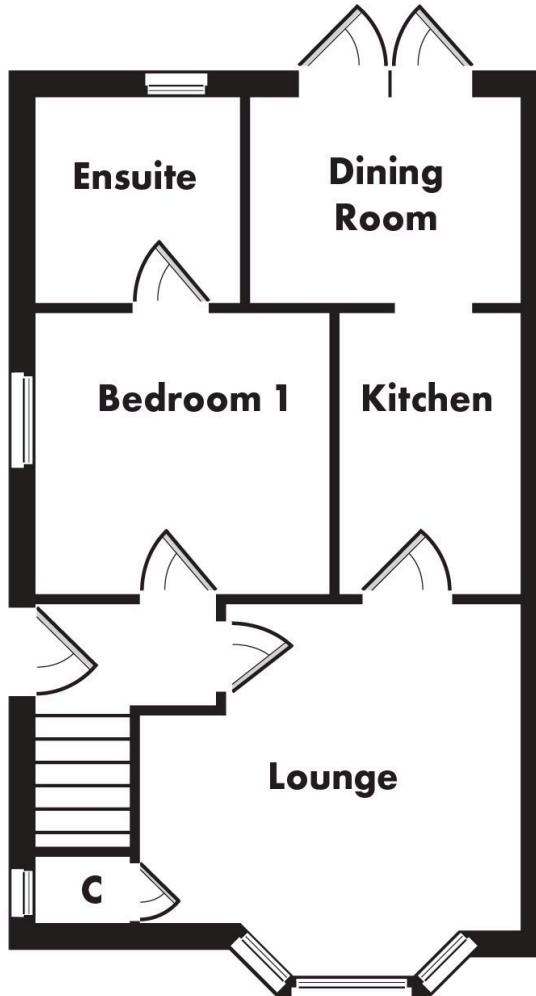
1.88 m x 1.24 m / 6'2" x 4'1"  
5.08 m x 4.27 m / 16'8" x 14'0"  
2.67 m x 3.07 m / 8'9" x 10'1"  
3.15 m x 2.08 m / 10'4" x 6'10"  
3.23 m x 3.20 m / 10'7" x 10'6"  
4.11 m x 3.51 m / 13'6" x 11'6"  
3.48 m x 3.20 m / 11'5" x 10'6"  
2.11 m x 1.88 m / 6'11" x 6'2"  
2.67 m x 1.98 m / 8'9" x 6'6"

### EPC: D

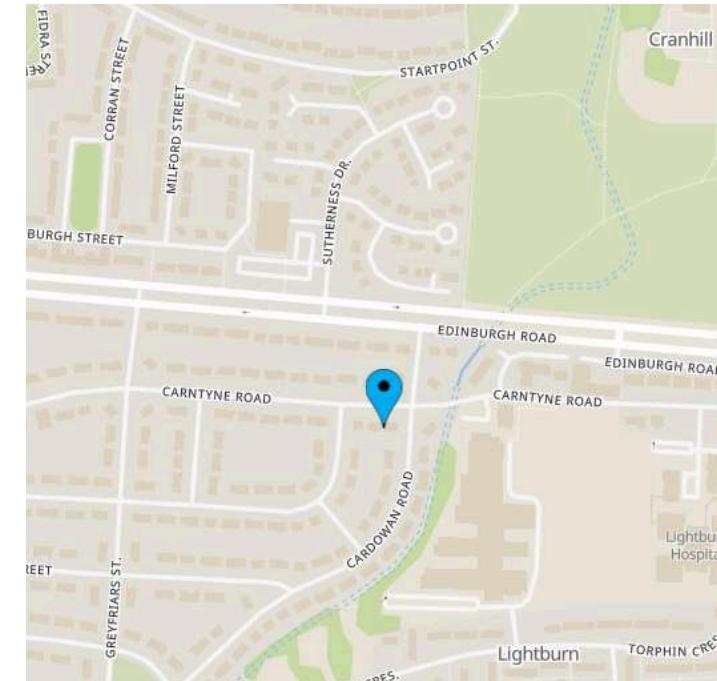
### Features

Lovely family home  
Professionally extended to the rear  
Stylish decor  
Three bedrooms, master with en-suite  
Beautifully appointed kitchen  
Dining room - French doors to garden  
Enclosed gardens & driveway  
Close to Schools, shops and transport links





**Floor plans are indicative only - not to scale.**



#### **TRAVEL DIRECTIONS**

Travelling westwards along Carntyne Road continue passing the Lightburn Medical Centre on your left. Pass the junction with Cardowan Road and this property is found on the left 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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For further information:

Or to view this property please call:

**0141 331 0741**