



Immaculate four/five bedroom family home

Upgraded and maintained to an exceptional standard

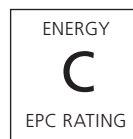
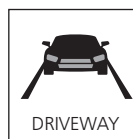


6 Littlemill Gardens

Crookston, Glasgow, G53 7GH



Scan Here!





CROOKSTON *Glasgow*

Nearby Area - Pollok Park



Littlemill Gardens is situated off the A736 Crookston Road which in turn is located off the Barrhead Road. Being approximately 8 miles to the South of Glasgow city centre, this is a popular area for families looking to be close to the city, whilst having the benefits of suburban living.

All local amenities are close by which include a Sainsbury's supermarket and the Silverburn shopping centre. In addition, there is excellent public transport by both road and rail with the M77 motorway a short drive away, allowing for quick and easy access to the M8 motorway network, Glasgow city centre, the Southern orbital to East Kilbride, Ayrshire and Lanarkshire.

There are a plethora of family friendly parks within a short drive, such as Pollok Country Park, Rouken Glen Park and, for those with a taste for culture, the world famous Burrell collection. Local walkways nearby lead to the 'Dams to Darnley' walks, ideal for cyclists and walkers alike.



"...A quiet and safe place to consider raising a family, the house still offers the very real possibility to further extend..."



6 LITTMILL GARDENS

We are delighted to offer for sale this four/five bedroom detached villa which sits in a quiet cul-de-sac setting. A quiet and safe place to consider raising a family, the house still offers the very real possibility to further extend (subject to obtaining the necessary consents) to the side or rear. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. The property sits amid mature gardens and boasts off street parking for two cars to the front.

On entering the home through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home during their period of ownership. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The property is finished to a high standard throughout and, although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.

In more detail the accommodation comprises: an immediately impressive formal and bright lounge/diner, which has scope for a range of furniture configurations, with a feature picture window to the front aspect, flooding the room with natural light. The room flows through to a dining space which has ample space for a table and chairs for more formal dining with friends and family.

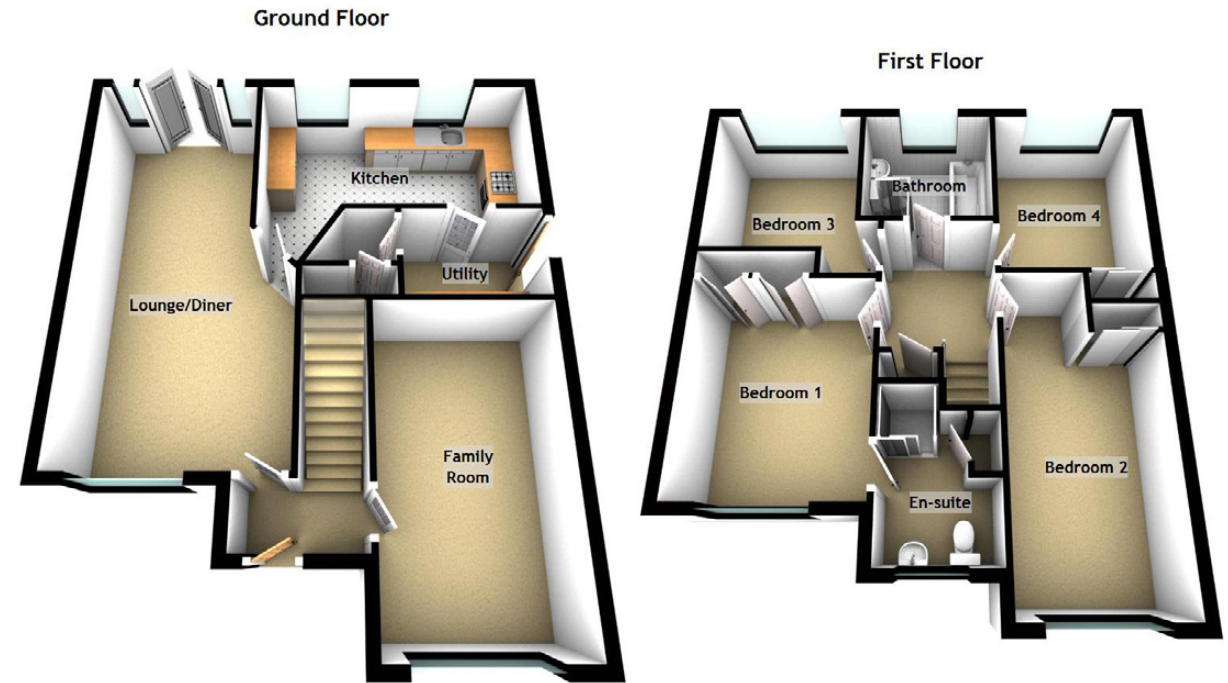
French doors open from this zone onto the rear garden. The kitchen/diner has been beautifully fitted to include a good range of floor and wall mounted units with a striking granite worktop, breakfast bar and 'Belfast' sink, which provides a fashionable and efficient workspace. It further benefits from a 'Belling' free standing hob and double oven and extractor hood - making this the ideal kitchen for an aspiring chef! There is space for a washing machine, tumble dryer, dishwasher and an upright fridge/freezer. A utility room and downstairs WC can be found to the side of the kitchen. Ground floor accommodation is completed by further public room which is an ideal family room or dedicated office. The upper level comprises of four, well-proportioned bedrooms. The master benefiting from an en-suite shower room and fitted wardrobes. The second and third bedrooms also benefit from fitted wardrobes. All of the rooms have space for additional freestanding furniture if required. A contemporary bathroom suite can also be found on this level. Access to the loft space is from the landing.

The mature rear garden, complete with pond, is a stunning spot to spend a summer's evening entertaining and has been used for this purpose on many occasions.

The high specifications of this wonderful family home make it a must see for the discerning buyer.



Family Room



APPROXIMATE DIMENSIONS
(Taken from the widest point)

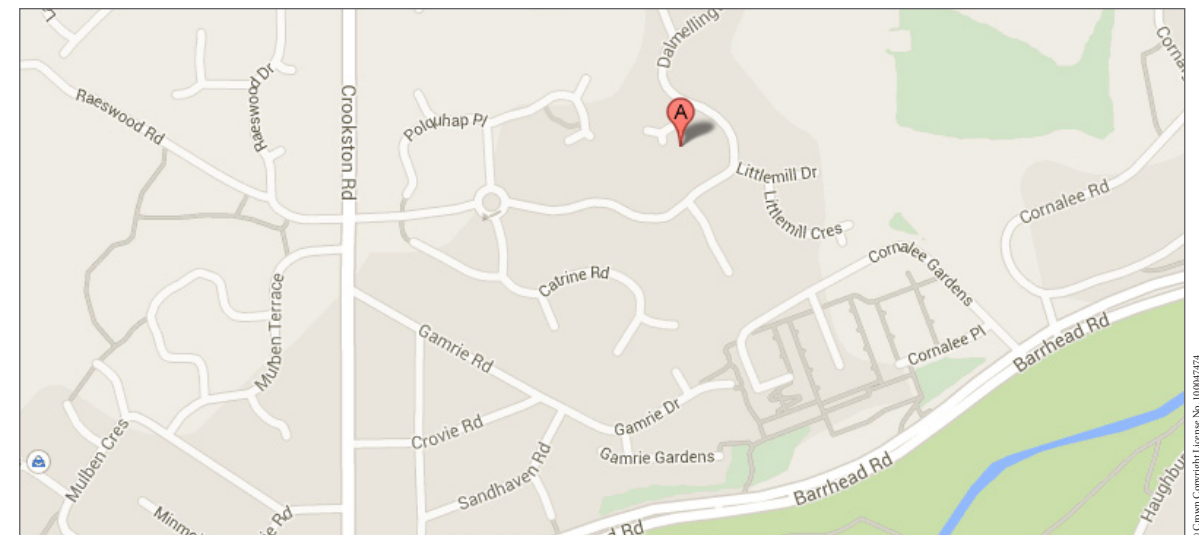
Lounge/Diner	6.89m (22'7") x 2.77m (9'1")
Family Room	5.08m (16'8") x 2.43m (8')
Kitchen	4.69m (15'5") x 2.47m (8'1")
Utility	1.80m (5'11") x 1.63m (5'4")
Bedroom 1	3.58m (11'9") x 2.98m (9'9")
En-suite	2.65m (8'9") x 1.85m (6'1")
Bedroom 2	5.04m (16'6") x 2.52m (8'3")
Bedroom 3	3.22m (10'7") x 2.58m (8'6")
Bedroom 4	3.22m (10'7") x 2.51m (8'3")
Bathroom	2.25m (7'5") x 2.23m (7'4")

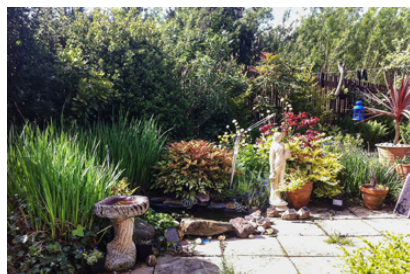
EXTRAS
(Included in the sale)

All blinds, light fittings, carpets, fitted flooring and the freestanding cooker are included within the sale while other appliances can be included by separate negotiation.



Bedrooms & Bathrooms





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

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