



Contemporary, stylish & impressive four bedroom detached villa

Benefiting from a professional conversion of the garage

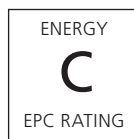
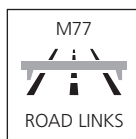


67 Langhau Road

Crookston, Glasgow, G53 7SE



Scan Here!





Crookston Castle

The property is positioned within walking distance of shops and amenities. More extensive amenities can be found at the Silverburn shopping mall, approximately three minutes drive to the East. Schooling is available locally at both primary and secondary level.

Recreational pursuits are varied, including well maintained municipal parks, health clubs/gyms and golf courses, both public and private. Frequent public transport services provide rapid commuter access to the city centre, the M77 is a stones throw away and connects Crookston to both the city centre and Scotland's motorway network, the Clyde coast and beyond.



67 Langhaul Road



If you have ever leafed through a trendy design magazine, you will know that there are certain houses that capture the imagination and make you read on.

67 Langhaul Road in Crookston, is that such place. Contemporary, stylish and impressive, but at the same time, a fun and functional place in which to live life to the full and to enjoy with friends and family. This is a beautiful and very adaptable, four bedroom, detached villa, quietly positioned in a popular location and benefiting from a professional conversion of the garage into a highly desirable dining room. The property sits on a deceptively spacious plot and still offers the very real possibility to further extend or add a conservatory (subject to obtaining the necessary consents) to the rear.

On entering the home through the entrance hallway, it is immediately apparent that the current owner has meticulously looked after this family home during their ownership, which is fit for today's modern living. 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: a welcoming hallway with a very handy cloakroom/WC and understairs storage cupboard. Immediately impressive formal and bright lounge, which has a range of furniture configurations, with a feature bay window to the front aspect, flooding the room with natural light. The feature fireplace is the other key focal point of the room. The kitchen has been beautifully fitted to include a good range of floor and wall mounted units with a striking worktop, which provides a fashionable and

efficient workspace. It further benefits from an integrated double oven, gas hob, extractor hood, fridge/freezer and dishwasher. Making this the ideal kitchen for an aspiring chef. Double doors open from here into the good-sized dining room (formerly the garage), which has ample space for a table and chairs for more formal dining with friends and family. The utility room (off hallway), which has space for a washing machine and tumble dryer, offers direct access to the rear garden. The family room is also located on the ground floor and is sure to be a popular feature with all members of the family. This room might also suit those requiring live/work arrangements. Patio doors open from here directly onto the feature area of decking in the rear garden.

The upper level comprises of four, well proportioned bedrooms. The master benefiting from an en-suite shower room and a spacious wardrobe. All of the other bedrooms have storage facilities and have ample space for additional freestanding furniture if required. A contemporary, partly tiled four-piece bathroom suite, with a separate shower cubicle, can also be found on this level. Access to the partly-boarded loft can be gained from the landing.

The high specifications of this family home also include both double glazing, gas central heating to radiators and an alarm system for additional peace of mind and comfort.

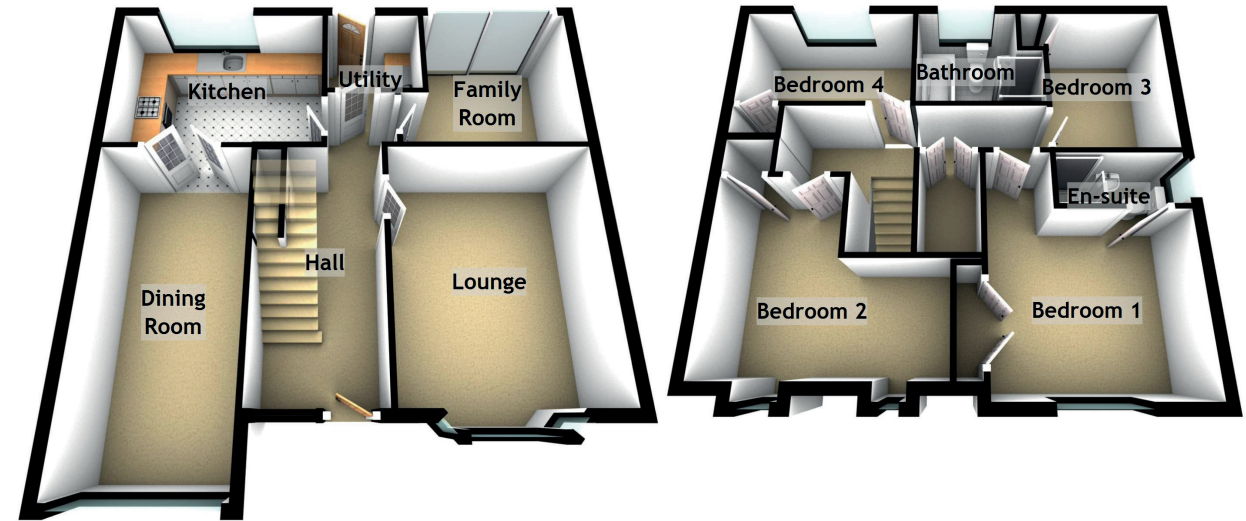
There is a very spacious and private rear garden, which is fully enclosed and the patio and decking have been designed with entertaining and families in mind, whilst enjoying the pleasant outlook.

To the front of the property, there is an extended driveway providing off-road parking for three/four vehicles.



Kitchen/Utility/Family Room

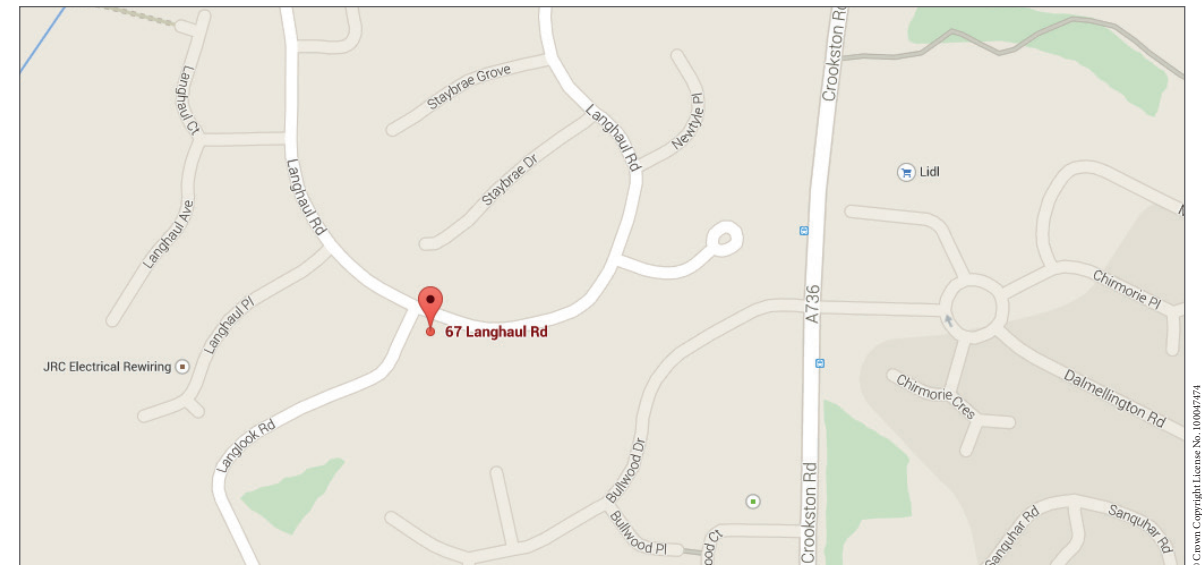




Approximate Dimensions
(Taken from the widest point)

Lounge	4.22m (13'10") x 3.39m (11'1")
Family Room	3.12m (10'3") x 2.73m (8'11")
Dining Room	5.41m (17'9") x 2.53m (8'4")
Kitchen	3.70m (12'2") x 2.74m (9')
Utility	1.68m (5'6") x 1.63m (5'4")
Bedroom 1	3.40m (11'2") x 2.00m (6'7")
En-suite	2.19m (7'2") x 0.93m (3'1")
Bedroom 2	4.20m (13'10") x 2.96m (9'8")
Bedroom 3	2.87m (9'5") x 2.18m (7'2")
Bedroom 4	3.17m (10'5") x 1.94m (6'4")
Bathroom	2.66m (8'9") x 1.94m (6'4")

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.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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