




McEwan Fraser Legal
Solicitors & Estate Agents
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14 Darnley Crescent
BISHOPBRIGGS, EAST DUNBARTONSHIRE, G64 3EU

Bishopbriggs

EAST DUNBARTONSHIRE, G64 3EU

“... spacious three bedroom semi-detached villa situated in Bishopbriggs ...”

This fantastic property is situated in a highly popular residential address within the catchment area for local schools including Turnbull High School and Bishopbriggs Academy and close to a range of local amenities.

For the commuter, the property also has close proximity to Bishopbriggs Railway Station and is positioned within a reasonable walking distance of a diverse range of shops and amenities in Bishopbriggs where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Morrisons’ and Asda store.

Recreational pursuits are varied including, health clubs/ gyms and golf courses both public and private. Frequent public transport services provide rapid commuter access to the city centre. Schooling is available locally at both primary and secondary level.





Hall



Dining Room

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McEwan Fraser Legal are delighted to offer to the market this deceptively spacious three bedroom semi-detached villa situated in Bishopbriggs. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the entrance vestibule, it is immediately apparent that this spacious property is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs, therefore is expected to have mass appeal.

The accommodation comprises of a welcoming reception hallway, spacious front facing lounge with large double glazed picture window, whilst the delightful dining room faces towards to the rear of the property and offers views over the large child secure rear garden

The kitchen itself is situated just off the dining area and affords ample space for a good range of floor and wall mounted units with matching worktop, Access to the rear garden grounds can also be taken off this area.

The upper level gives access to three spacious bedrooms, one with aspect to the rear garden the other two to the front garden and all afford ample space for free standing furniture.

The family bathroom with three-piece suite including a shower over bath completes the accommodation on this level.

Outside, to both front and rear, there are private gardens, with the rear garden mainly laid to lawn, the front gardens offer a small area of lawn with the remainder given over to a monobloc driveway leading to single garage providing safe off-street parking for three cars. Undoubtedly the main feature of this spacious property is the ability to extend, as the rear garden grounds could easily afford a substantial extension (subject to planning consent)

The property is further enhanced with a substantial garden shed.

The specification includes gas central heating, double glazing and ample storage throughout

Due to its mass appeal, this property is not expected to sit long on the market and early inspection is recommended.



Lounge



Kitchen

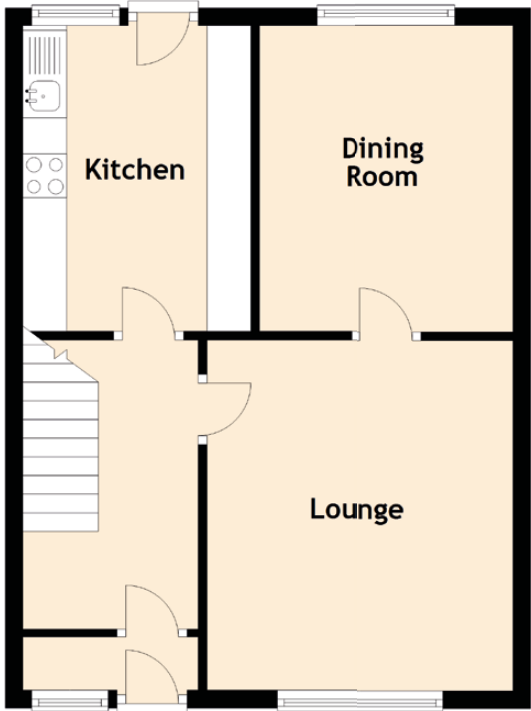




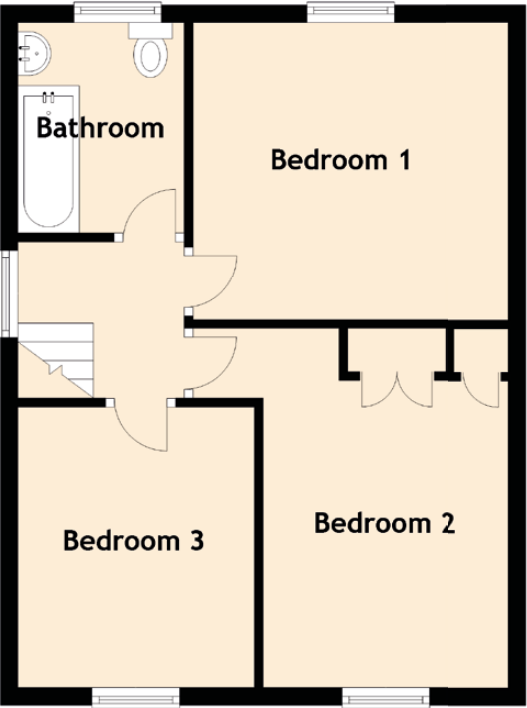
Specifications

FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.50m (11'6")
Dining Room	3.50m (11'6") x 2.90m (9'6")
Kitchen	3.50m (11'6") x 2.60m (8'6")
Bedroom 1	3.60m (11'10") x 3.40m (11'2")
Bedroom 2	4.10m (13'5") x 3.60m (11'10")
Bedroom 3	3.20m (10'6") x 2.60m (8'6")
Bathroom	2.40m (7'10") x 1.50m (4'11")

Gross internal floor area (m²): 86m² | EPC Rating: D

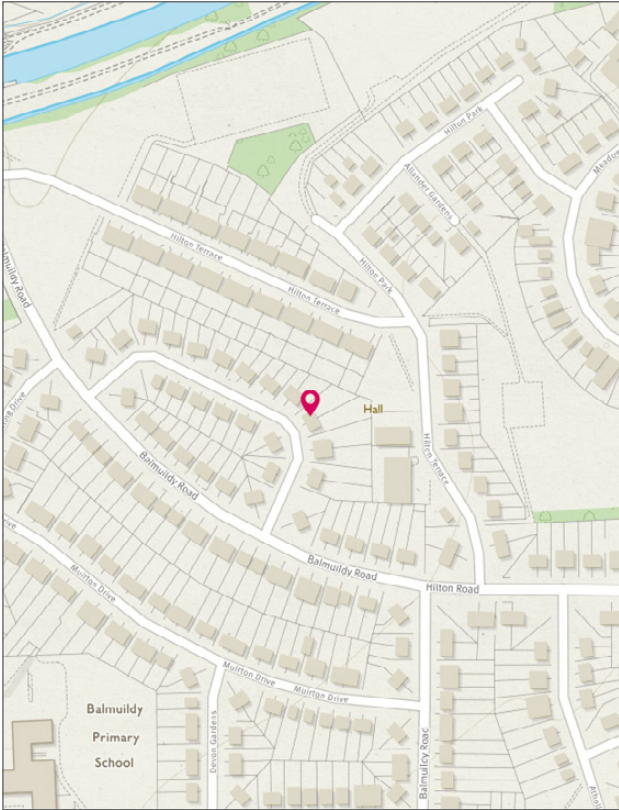


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