



CROOKSTON

GLASGOW

Located within this convenient and popular locale, the property is well placed for local transport links including access onto the M8 and M77/A77, which makes travel to Edinburgh, Glasgow and beyond very convenient. Crookston Train Station offers an excellent service to and from Glasgow Central and regular bus links also provide access across the local area and Central Belt.

There is an excellent selection of local shops, including supermarkets, convenience stores and Post Office. Glasgow City Centre, plus the choice of shopping centres at Silverburn, Braehead and Paisley, are all within easy reach. Excellent schooling can be found locally, both at primary and secondary levels.



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KINARVIE TERRACE

We are delighted to offer for sale this two-bedroom, semi-detached villa, in a very popular location within Crookston. It's within walking distance of the local train station and still offers the very real possibility to further extend or add a conservatory (subject to obtaining the necessary consents) to the rear and is presented to the market in true 'show-home' condition. It benefits from a recent re-decoration, modernisation and improvement programme (to include new kitchen, bathroom, flooring, internal doors and light fittings). Great emphasis has been placed on the creation of easily managed and free-flowing space, on a bright and freshly decorated layout. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a growing family and further benefits from a private driveway to front/side aspect.

In more detail the accommodation comprises: A welcoming hallway with an understairs cupboard. Immediately impressive formal and bright lounge/diner, which offers a range of furniture configurations and has windows to both the front and rear. The stunning kitchen has been professionally installed to include a good range of contemporary floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor hood and dishwasher. There is space for a washing machine and an upright fridge/freezer - making this the ideal kitchen for an aspiring chef! A personal door opens to the side aspect.



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KINARVIE TERRACE

The first floor offers thoughtfully-planned accommodation. The master bedroom benefits from two storage cupboards and both bedrooms offer space for additional free-standing furniture. The newly fitted bathroom can be accessed off the upper landing and comprises a high quality, contemporary, three-piece suite. Access can be gained to the loft space from the landing. The space that exists in this zone would be ripe for conversion into additional accommodation (STPP). Neighbouring properties have carried out similar works.

For additional comfort, the property benefits from gas fired central heating and double glazing.

The front garden offers off-road parking and the fully enclosed rear garden is a place where you and your family can thrive, providing the ideal safe and secure environment for children and/or pets.



Master Bedroom



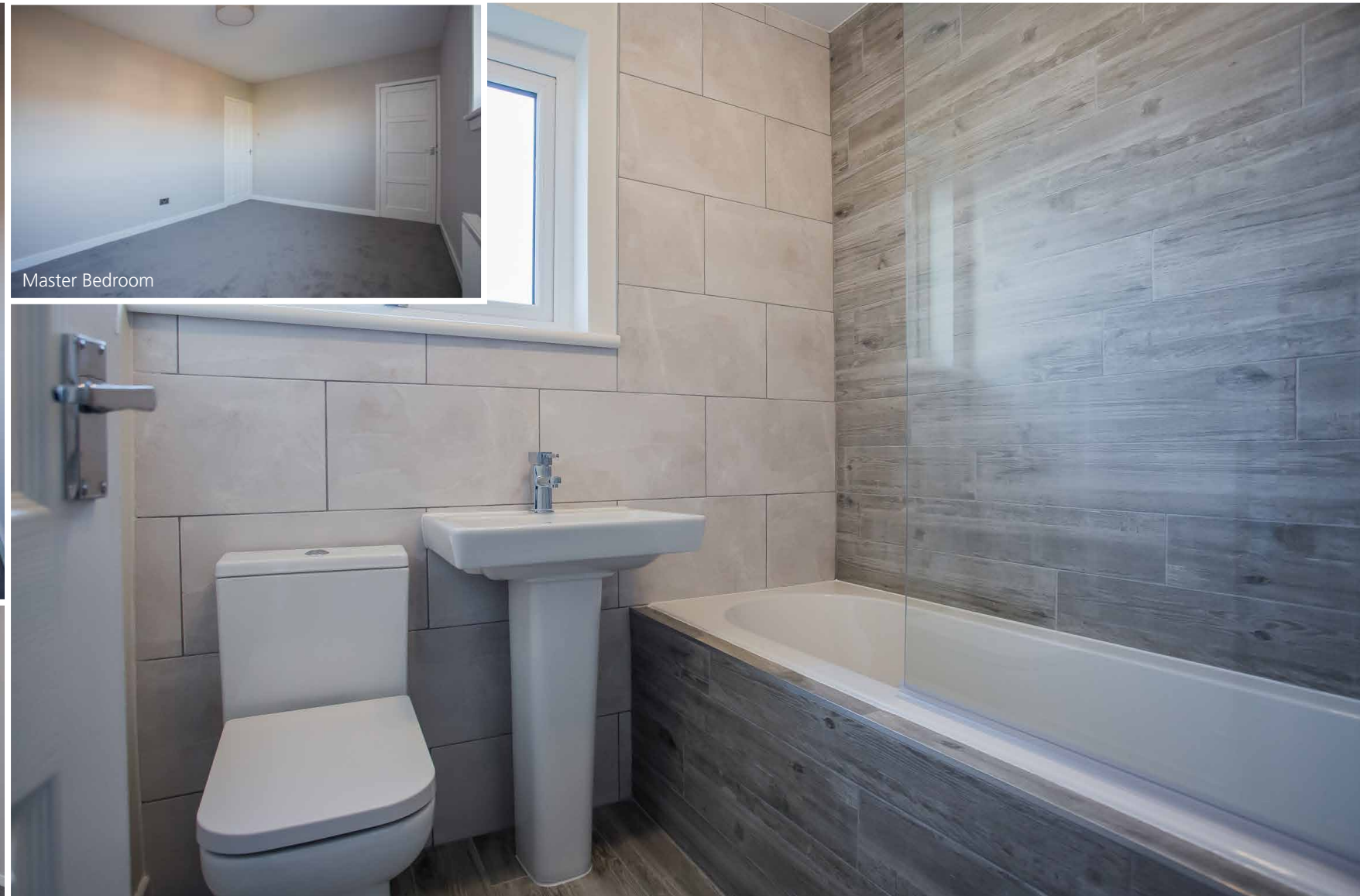
Master Bedroom

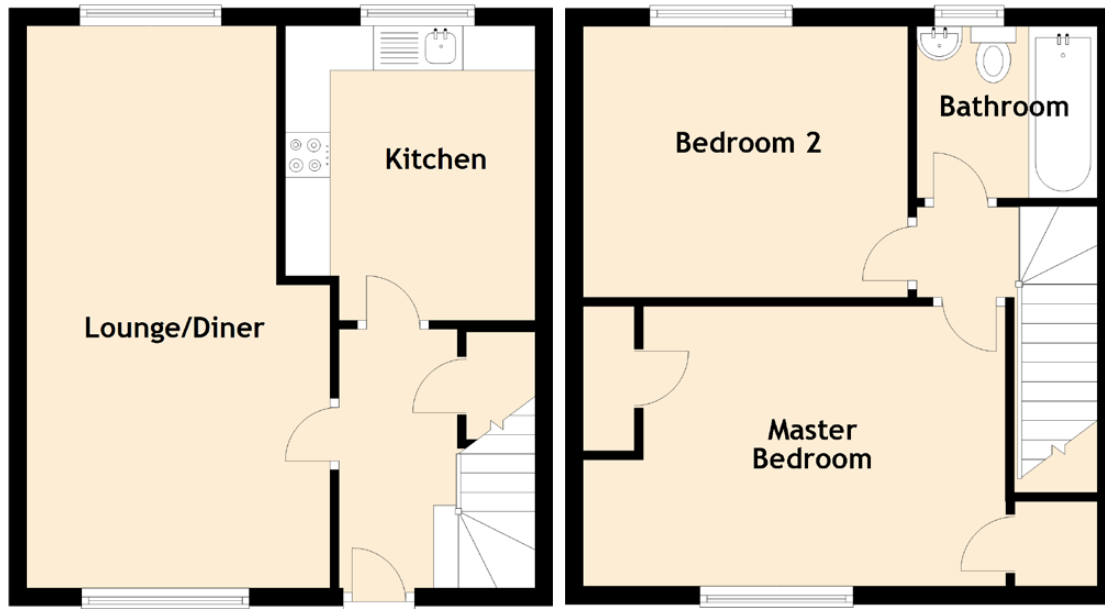


Bedroom 2



Bedroom 2





Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.30m (20'8") x 3.40m (11'2")
Kitchen	3.30m (10'10") x 2.80m (9'2")
Master Bedroom	4.68m (15'4") x 3.10m (10'2")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 72m²

EPC Rating: D

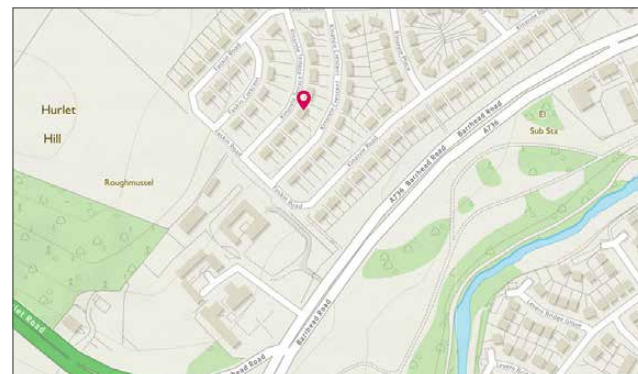


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