



A fantastic three bedroom semi-detached villa

In popular location and within easy commute of Glasgow

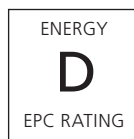
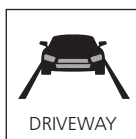
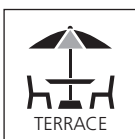


5 Roseness Place

Parkview, Glasgow, G33 3GB



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“...The property offers *spacious* and *versatile* accommodation over two levels...”



HOGGANFIELD LOCH AND GOLF COURSE

Parkview, Glasgow

The property is located just off Edinburgh Road, in the East End of Glasgow and is well served by a host of local amenities including local shops, recreational facilities, primary and secondary schools. There is a regular bus service, along with excellent road links with motorway access to M8, M80 and M74 near-by.

We are delighted to offer for sale this fantastic, three bedroom, semi-detached villa, in a child friendly cul-de-sac, within the ever popular location of 'Parkview' in Cranhill. The house is well placed and within an easy commute to the centre of Glasgow. The property offers spacious and versatile accommodation over two levels, which is ideally suited for modern living. As you would expect, the property is finished to a high standard throughout and is presented to the market in good condition. Although of modern design, this home offers spacious apartments similar to those found in traditional builds.



Roseness Place

The internal accommodation comprises: welcoming reception hallway. Immediately impressive lounge with a front facing window, which floods the room with natural light and has a range of furniture configurations. Access can be gained from here to a spacious understairs storage cupboard. A fully fitted kitchen/diner is accessed via a decorative door, and this area is sure to become the very 'heart' of the home. The kitchen has an excellent range of base and wall units, with the added benefit of an integrated oven, microwave, gas hob and extractor hood. There is space for a tumble dryer, washing machine and an upright fridge/freezer. The dining area has plenty of space for a table and chairs for more informal dining and social gatherings. Patio doors open from this zone onto the feature area of decking, which is a super spot to spend a summers evening entertaining and has been used for this purpose on many occasions!

The upper level comprises: three, well-proportioned bedrooms, two of which benefit from storage facilities and all have ample floor space for additional freestanding furniture, if required. A bright and airy bathroom, with an electric shower over the bath, can also be found on this level. Access to the partly-boarded loft is gained from the landing.

The high specifications of this family home also include double glazing, gas central heating and an alarm system for comfort and convenience.

Externally, there is a fully enclosed and landscaped rear garden. There is a feature area of decking, which has been designed with entertaining in mind – a great spot to spend a lazy summer's day and enjoy the far-reaching views. The front garden is well maintained and has the added bonus of a driveway providing off-road parking for three/four vehicles.

The Kitchen/Diner

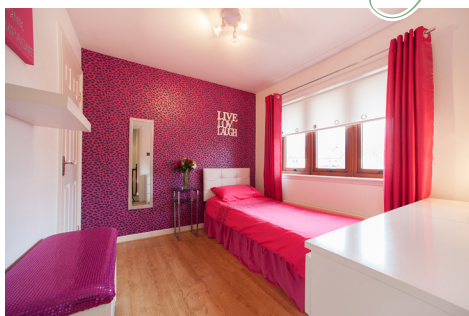


The immediately *impressive* lounge





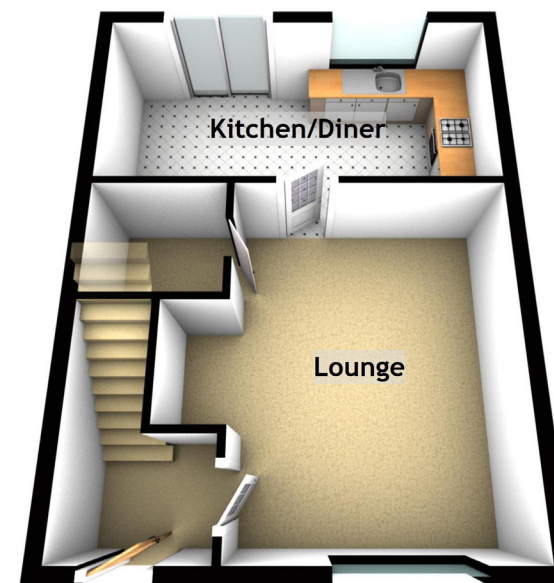
“...Three well-proportioned bedrooms, two of which benefit from *storage* facilities...”



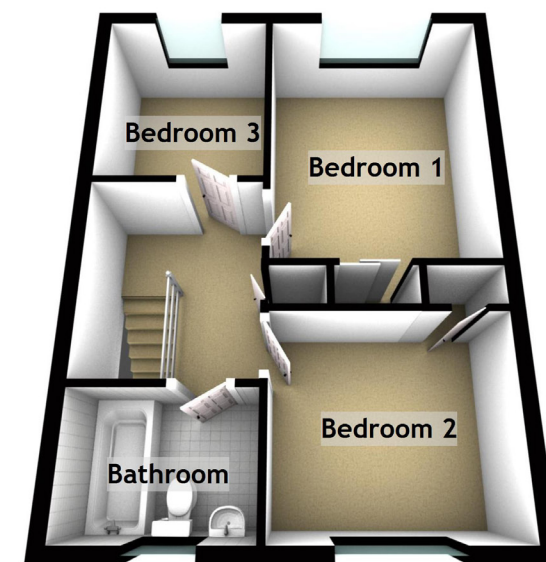
“...A *bright* and airy bathroom, with an electric shower over the bath, can also be found on this level...”



Ground Floor



First Floor

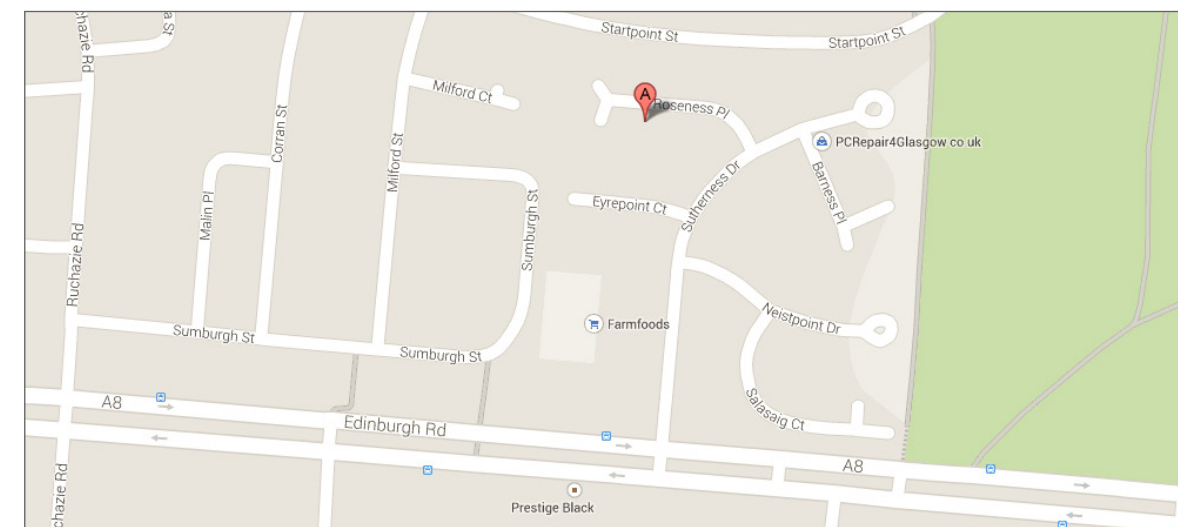


APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	4.51m (14'10") x 4.30m (14'1")
Kitchen/Diner	5.30m (17'5") x 2.51m (8'3")
Bedroom 1	3.71m (12'2") x 2.94m (9'8")
Bedroom 2	2.94m (9'8") x 2.63m (8'8")
Bedroom 3	2.53m (8'4") x 2.26m (7'5")
Bathroom	2.26m (7'5") x 1.70m (5'7")

HOW TO GET THERE





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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.



Text and description
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