

Excellent three bedroom semi-detached

Upgraded with loft conversion, very popular location, walk-in condition



3 Sandhaven Road

Crookston, Glasgow, G53 7DN



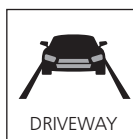
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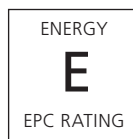
3 BED



1 BATH



DRIVEWAY



ENERGY

E

EPC RATING



Lounge & Kitchen



3 Sandhaven Road

"...LOVELY THREE BEDROOM SEMI-DETACHED HOME. SET IN A VERY POPULAR AREA, PERFECT FOR ANY YOUNG FAMILY..."



Part Exchange Available! This property would be a super acquisition for a young family or couple given its superb positioning, offering great commuting links by bus and rail (15 minutes to the city centre) as well as very easy access to lots of local amenities, there's a great range of stores including Silverburn shopping centre only 10 minutes away. There are a good range of schools at pre- school, primary school and secondary school level within this very popular family oriented area of Glasgow.

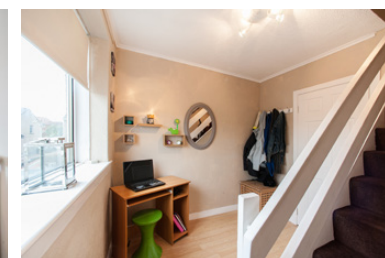
We are delighted to offer to the market this lovely three bedroom semi-detached home. Set in a very popular area, perfect for any young family.

Accommodation comprises: a bright and very spacious lounge/diner, with a large bay window offering loads of natural light and making a great space to relax in. There is a stylish inset gas fire giving the room a lovely focal point. The 'Driftwood' style modern kitchen looks fantastic and retains a 'quirky' and very handy serving hatch through to the dining room. Benefiting from a gas oven and electric hob with an

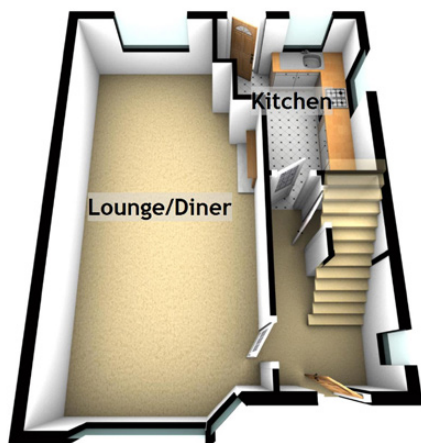
integrated fridge and free-standing washing machine and tumble drier. It's a very well appointed place for the chef to serve up a fantastic meal. Welcome storage is provided via the large under-stairs cupboard. The family bathroom looks bright and fresh, containing a white suite with a stylish chrome radiator. There is an electric shower over the bath, ensuring an instant supply of piping hot water for long relaxing showers. Upstairs, there are three great double bedrooms, the last one being the smart loft conversion. With 'Velux' windows for lots of light and plenty of storage space courtesy of the large 'walk-in' wardrobe space.

There is a good sized 'child friendly' back garden and a handy storage shed for leisure items such as bikes the family might want to get out on at the weekend. The driveway provides parking off-street.

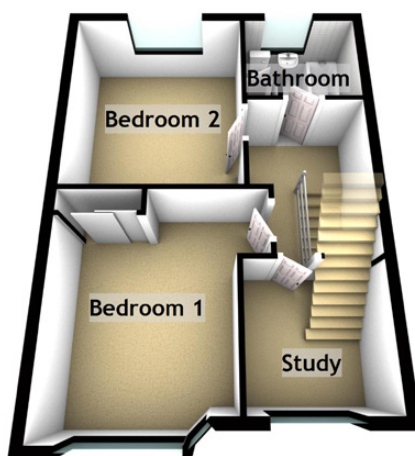
The house is always warm and comfortable given the double glazing and gas central heating. Early viewing is advised for anyone seeking a rarely available upgraded property, that makes an ideal place to call 'our home'.



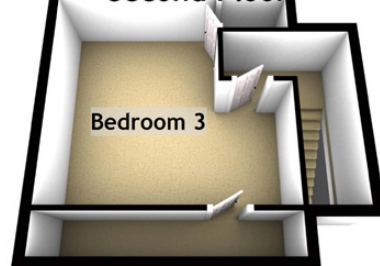
Ground Floor



First Floor



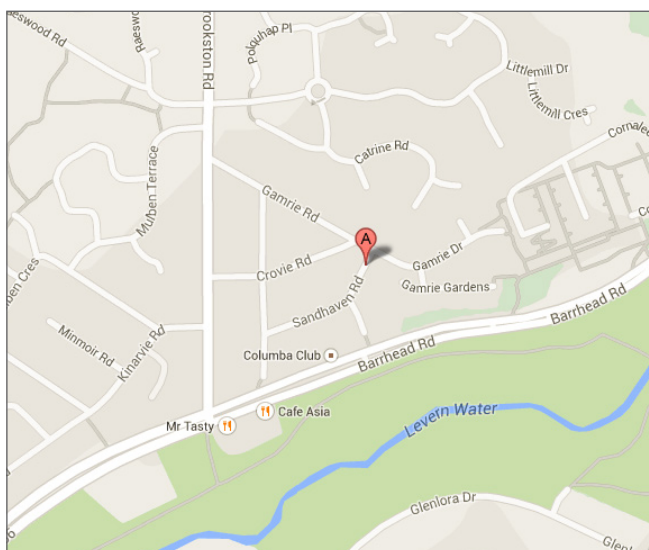
Second Floor



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge/Diner	7.68m (25'2") x 3.67m (12')
Kitchen	3.45m (11'4") x 2.45m (8'1")
Bedroom 1	3.65m (12') x 3.65m (12')
Bedroom 2	3.79m (12'5") x 3.30m (10'10")
Bedroom 3	4.67m (15'4") x 4.27m (14')
Study	2.57m (8'5") x 2.42m (7'11")
Bathroom	2.21m (7'3") x 1.82m (6')



McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



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Surveyor



Professional photography
CATHERINE MARKIE
Photographer



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EMMA PATRIZIO
Senior Designer