



Fantastic three bedroom semi detached house

Early viewing recommended

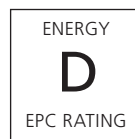
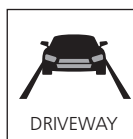


8 Bargany Road

Crookston, Glasgow, G53 7GB



Scan Here!

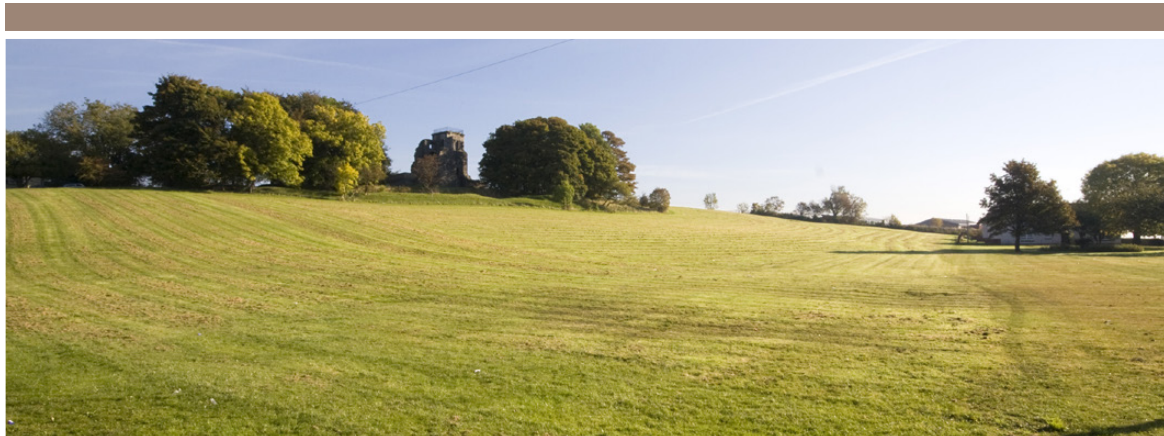




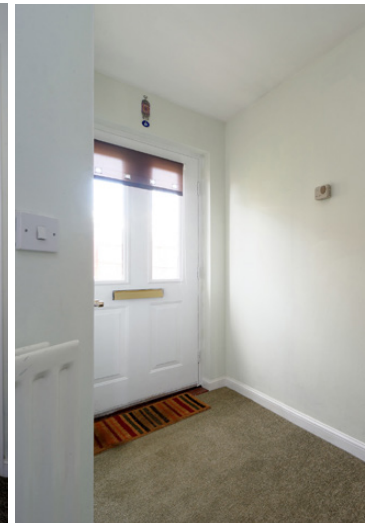
Bargany Road is situated off the A736 Crookston Road which in turn is located off the Barrhead Road. Being approximately eight miles to the south of Glasgow city centre, this is a popular area for families looking to be close to the city, whilst having the benefits of suburban living.

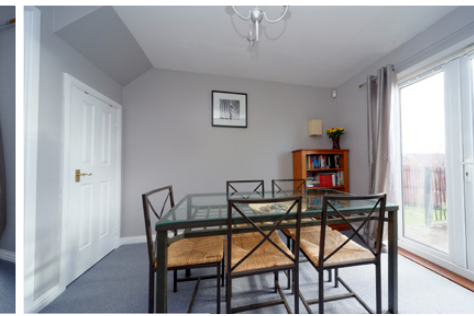
All local amenities are close by which include a Tesco supermarket and the Silverburn shopping centre. In addition, there is excellent public transport by both road and rail with the M77 motorway a short drive away, allowing for quick and easy access to the M8 motorway network, Glasgow city centre, the Southern orbital to East Kilbride, Ayrshire and Lanarkshire.

There are a plethora of family friendly parks within a short drive, such as Pollok Country Park, Rouken Glen Park and, for those with a taste for culture, the world famous Burrell collection. Local walkways nearby lead to the 'Dams to Darnley' walks, ideal for cyclists and walkers alike.



8 BARGANY ROAD





THE INTERIOR



Part Exchange available! We are delighted to offer for sale this three bedroom, semi-detached house. The property has been decorated throughout to a very high specification and would be a super acquisition for anyone looking for a fantastic family home. The area offers great commuting links to Glasgow and the Central Belt as well as very easy access to local amenities and schooling catchments. It also benefits from being situated at the end of a quiet residential cul-de-sac. The house has been well designed to maximise the natural available light. Room

dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

In more detail the property comprises: an entrance hall, large, bright and airy lounge, perfect for relaxing with the family, through the living room into the dining room with storage cupboard and access via French doors to the back garden. The kitchen has been fitted to include a good range of floor and wall mounted units. It further benefits from an integrated oven, hob, extractor fan, space for

fridge/freezer, washing machine and dishwasher.

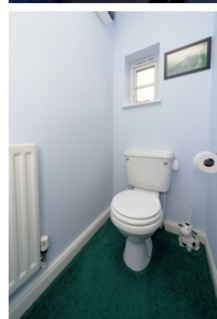
Moving up to the first floor, there are two well-proportioned double bedrooms and a third generous sized bedroom. All bedrooms allow the flexibility and space for freestanding furniture. Also on the upper landing is a storage cupboard and access to the partially floored attic.

The family bathroom completes the accommodation -

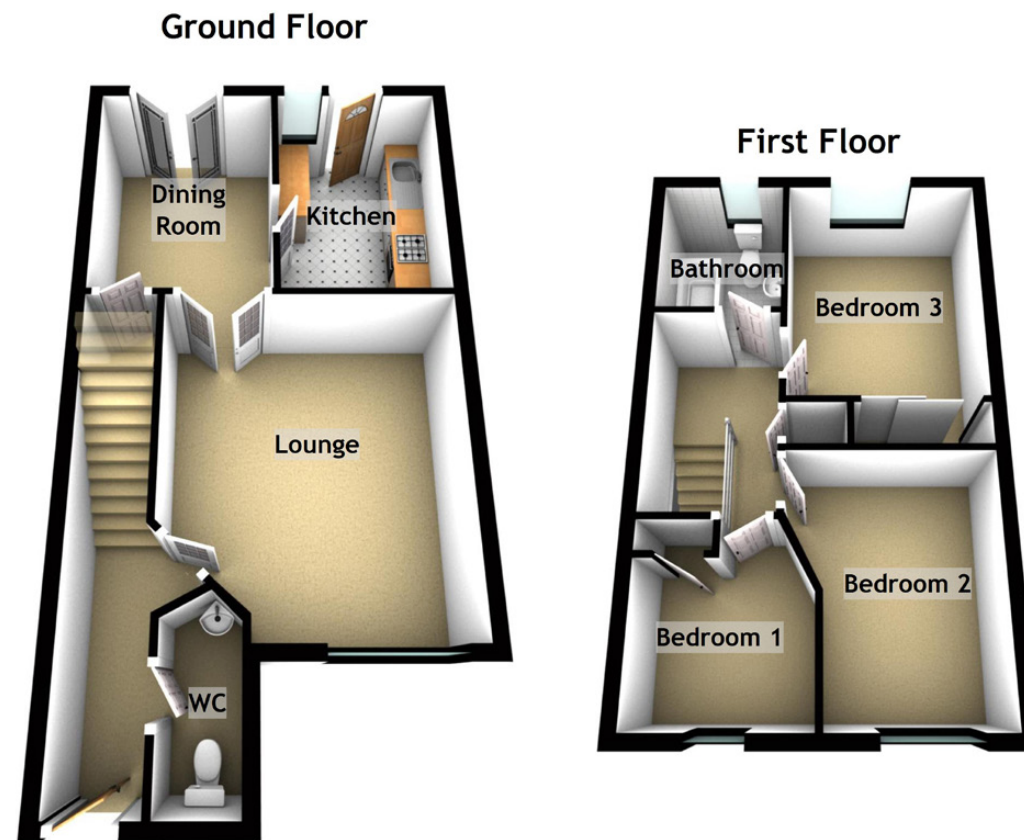
with shower over bath, w/c and sink and additional storage.

The property also benefits from gas central heating to radiators and modern UPVC double-glazing throughout. The property also consists of a front garden laid to lawn, two car driveway to the side and well maintained back garden with mixture of decking and lawn.



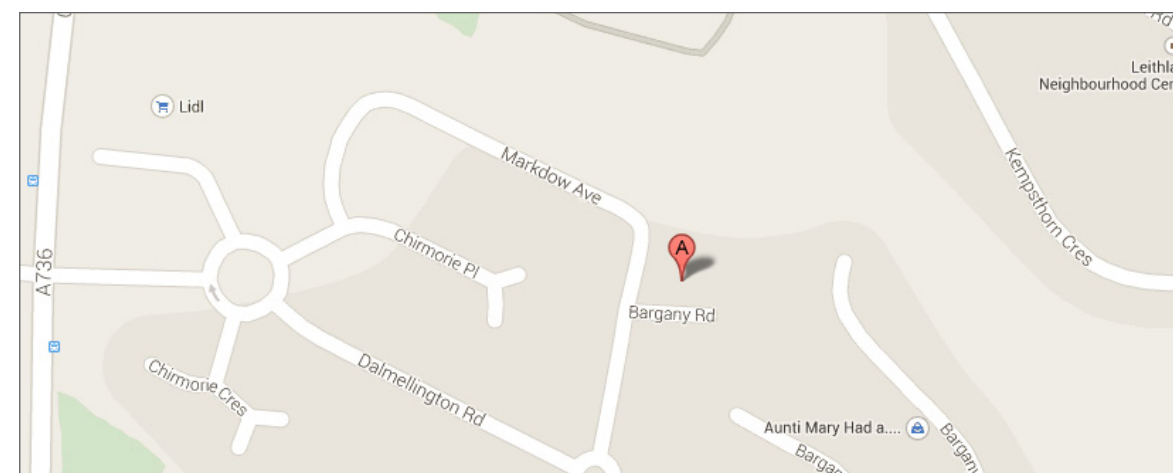


BEDROOMS & BATHROOMS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.84m (12'7")
Kitchen	3.40m (11'2") x 2.30m (7'7")
Dining Room	3.30m (10'10") x 2.50m (8'2")
Bedroom 1	2.80m (9'2") x 2.30m (7'7")
Bedroom 2	3.71m (12'2") x 2.50m (8'2")
Bedroom 3	3.50m (11'6") x 2.80m (9'2")
WC	2.07m (6'9") x 0.96m (3'2")
Bathroom	2.10m (6'11") x 2.00m (6'7")





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Part Exchange

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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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