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79 Langhaul Road
CROOKSTON, GLASGOW, G53 7SE



79
LANGHAUL
ROAD



CROOKSTON GLASGOW

This property would be a super acquisition for any family given its superb accommodation and positioning. Offering great commuting links by bus and rail (fifteen minutes to the city centre) as well as very easy access to lots of local amenities, with a great selection of stores including Silverburn shopping centre only ten 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.



“...IT’S THE
PERFECT PLACE
FOR A CHEF
TO SERVE UP A
MARVELOUS MEAL...”



Part Exchange available. We are delighted to offer to the market this excellent four bedroom family townhouse, set in a very popular location. This lovely property is set in a quiet area with a great neighbourly spirit all around, it’s ideal for a growing family. This area is always very popular, due in part to some of the old fashioned values preferred by families; the streets are quiet enough for the kids to play out together in safety and everybody actually knows each other.

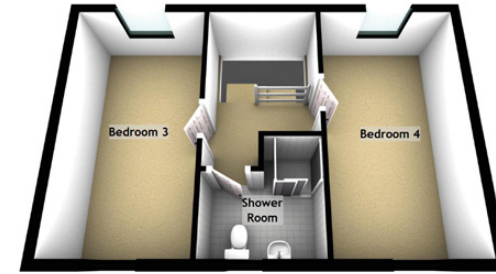
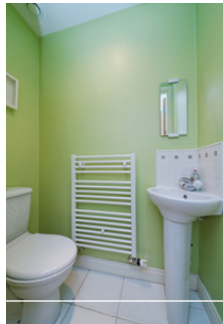
Accommodation has a stunning split level design set over three levels, which makes for a really beautiful and interesting place to call home. The ground floor consists of a TV/family room which offers a great place for the family to sit together and relax before dinner. The kitchen is finished in lovely light wood units, with a gas hob, electric oven and with ample space for the freestanding washer/dryer and integrated dishwasher and fridge freezer.

It’s the perfect place for a chef to serve up a marvelous meal. Freestanding appliances may be available by separate negotiation. The dining room offers the perfect environment for entertaining family and friends on more formal dining occasions. To help ensure a clutter free environment there are several handy storage cupboards throughout the property. The WC on the ground floor is a welcome extra facility, perfect for the needs of a busy family.

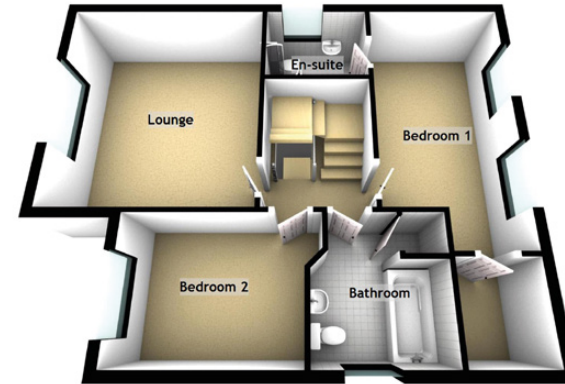
On the middle level of the house there is a very comfortable, bright and airy lounge which owing to the room’s shape would suit a range of furniture configurations, the room benefits from French doors with a Juliet balcony, that allow the light to simply flood in. The tiled family bathroom is fresh and bright with a cream coloured suite and a bath to help soak away the cares of the day. There are four good sized bedrooms in this lovely home, all of which are doubles with ample room for free standing

furniture. As you would expect in this executive class home, the master bedroom is en-suite and contains a cream suite and a stand-alone mains shower, ensuring an endless supply of piping hot water for long refreshing showers. The master bedroom further benefits from a great walk-in wardrobe.

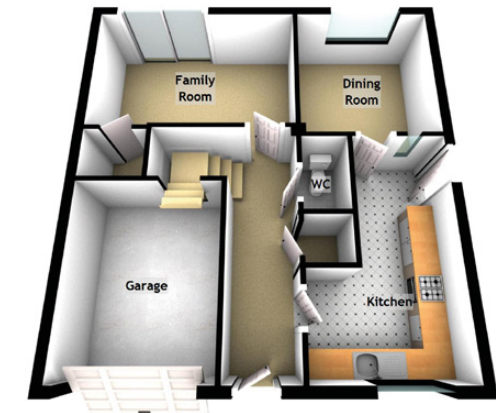
The home is kept warm, secure and comfortable via the double glazing, gas central heating and alarm system. There is ample parking for two vehicles on the mono-blocked driveway and a very handy integral garage. The back garden is child and pet friendly with two decks to help you soak up the sun with a glass of wine on lazy summer days. This is a truly great home, in lovely condition, leaving the new owners nothing to do, except move in, sit down and start enjoying it. Early viewing is advised for 79 Langhau Road, which is just waiting for a new family to come along and call it ‘our home’.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.00m (13'1")
Kitchen	4.50m (14'9") x 2.80m (9'2")
Family Room	4.20m (13'9") x 2.70m (8'10")
Dining Room	2.90m (9'6") x 2.80m (9'2")
Bedroom 1	5.20m (17'1") x 2.70m (8'10")
Bedroom 2	3.60m (11'10") x 2.60m (8'6")
Bedroom 3	4.90m (16'1") x 2.60m (8'6")
Bedroom 4	4.90m (16'1") x 2.70m (8'10")
Bathroom	2.60m (8'6") x 2.40m (7'10")
Shower Room	2.20m (7'3") x 1.50m (4'11")
En-suite	2.10m (6'11") x 1.60m (5'3")
WC	1.50m (4'11") x 0.90m (2'11")

Gross internal floor area (m²)

123m²

EPC Rating

C

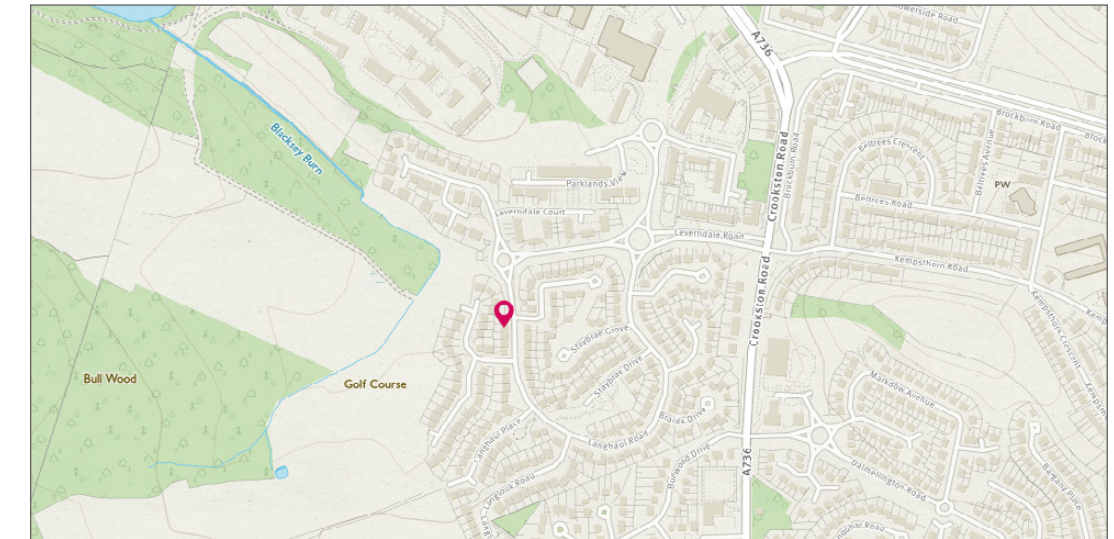


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