



## Detached Bungalow

15 Archerfield Drive, Fullarton Park, Tollcross, Glasgow, G32 8ET

**Offers Over £205,000**



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## Description

This seldom available detached bungalow enjoys a much admired cul-de-sac setting within the popular Fullarton Park district. Enhanced by a side extension this property offers versatile accommodation to suit a variety of buyers. The property makes an immediate impression, the broad monoblock driveway affording off street parking for 2-3 cars and leading to the front entrance door.

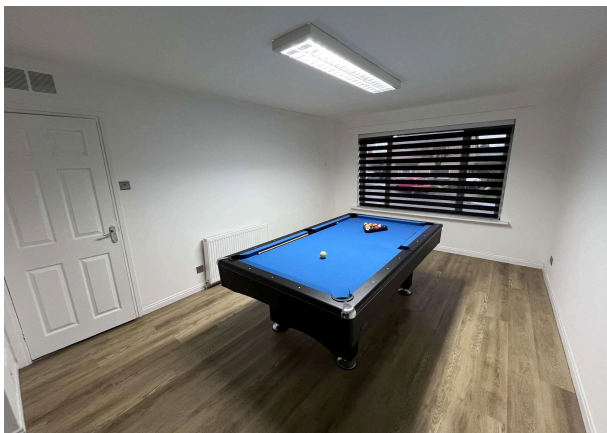
Formed all on one level this property boasts spacious rooms, a modern kitchen & bathroom and although well presented still offers scope to add your own ideas of decor, fixtures and fittings. The side extension has created a superb lounge/dining room with broad window formations to the front and rear lending light and French Doors leading to the rear gardens. Worth particular mention are the beautifully tiled floors in both the lounge and dining area.

There are three bedrooms which are all nicely proportioned. Bedroom one is to the front elevation and was originally the lounge before the addition of the extension. This room is currently presented as a games room. Bedroom two and three are to the rear and bedroom two has fitted wardrobes and French Doors leading to the garden. The kitchen and bathroom are both very well appointed. The kitchen is fitted with an array of storage units and worktops. There is an integrated hob, oven, fridge, freezer and dishwasher. A broad window formation to the front overlooks to the driveway and cul-de-sac. The Vokera gas central heating boiler is discretely housed to one wall. The internal bathroom comes complete with bath, wc and wash hand basin. There is also a separate shower cubicle with electric shower fitment. The neutral toned wet wall contrasts with the black toned tiled floor and sink.

The windows of this property are double glazed and there is a gas fired central heating system.

To the rear of the property are the gardens formed of a mixture of paving, stone chips and artificial grass bordered by timber fencing. This garden offers a superb outdoor space to be enjoyed.

Archerfield Drive forms part of the sought after Fullarton Park district lying to the East of Glasgow City Centre. The immediate and surrounding areas offer a host of local amenities. There are convenient shops on London Road and Tollcross Road with a variety of supermarkets nearby including Lidl, Aldi, Farmfoods and Tesco Extra. Further shopping facilities can be found at the Parkhead Forge and Glasgow Fort Shopping Centres. There is excellent schooling available at both Primary & Secondary level and nearby recreational facilities include Tollcross International Swimming Centre, Sandyhills Golf Club and The Emirates Arena. Those commuting have convenient access to local bus routes and regular train services operating from Carmyle and Shettleston Train Stations. There are also excellent road links to Glasgow City Centre, the M74 and M8 motorway networks.



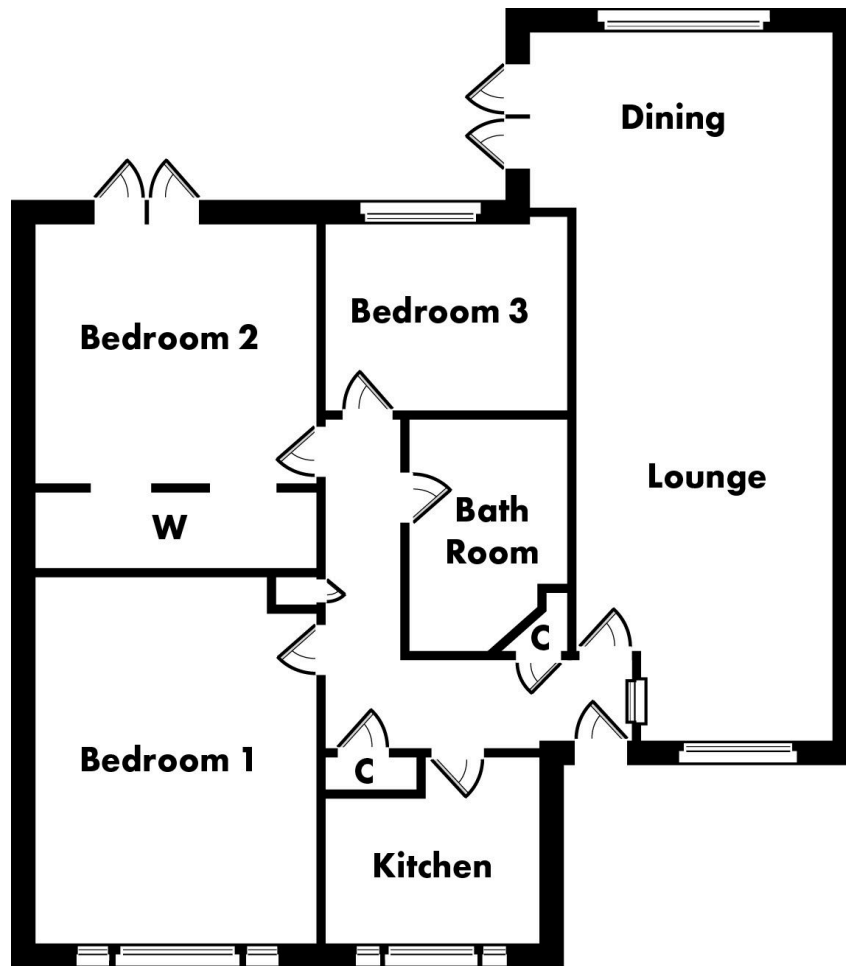
## Room Dimensions

Entrance Hall	4.22 m x 0.84 m / 13'10" x 2'9"
Lounge/dining room	8.43 m x 3.61 m / 27'8" x 11'10"
Kitchen	2.72 m x 2.67 m / 8'11" x 8'9"
Bedroom 1	3.58 m x 3.35 m / 11'9" x 11'0"
Bedroom 2	2.57 m x 2.74 m / 8'5" x 9'0"
Bedroom 3	5.18 m x 3.45 m / 17'0" x 11'4"
Bathroom	3.07 m x 1.70 m / 10'1" x 5'7"
Inner Hallway	4.11 m x 0.94 m / 13'6" x 3'1"

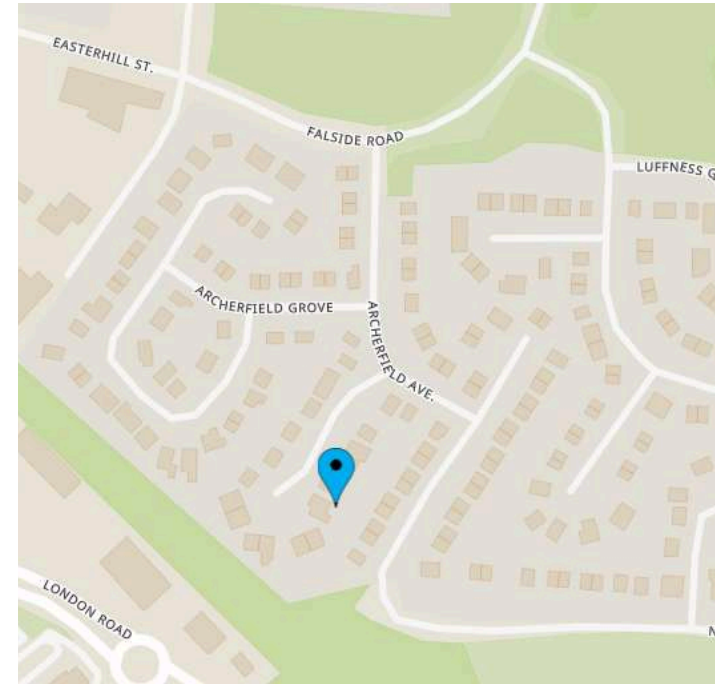
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## Features

Extended detached bungalow  
Three bedrooms  
Lounge/dining room  
Fitted kitchen  
Bathroom with separate shower cubicle  
Gas central heating and double glazing  
Mono block driveway  
Enclosed gardens



Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling from Tollcross Road, proceed south on Falside Road and then take the fourth left into Archerfield Avenue. Take the 2nd right into Archerfield Drive and this property is along on the left hand side.

#### MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

Or to view this property please call:

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ESPC Ref: E486733

