



SEMI VILLA

**25 STROWAN CRESCENT
SANDYHILLS
G32 9DW**



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Substantial SEMI VILLA within sought after high amenity district. Offering excellent family accommodation with a flexible layout, the property is set amidst extensive fully stocked larger gardens.

Broad entrance hall, impressive 17'6 south facing bay lounge, separate dining room/bedroom three overlooking rear garden, breakfasting kitchen overlooking rear garden, deep pantry store and door to side.

First floor: the main bedroom to front comprising a generous double with deep recessed storage cupboard, further double bedroom to rear and shower room.

Gardens to front and rear, driveway to side.

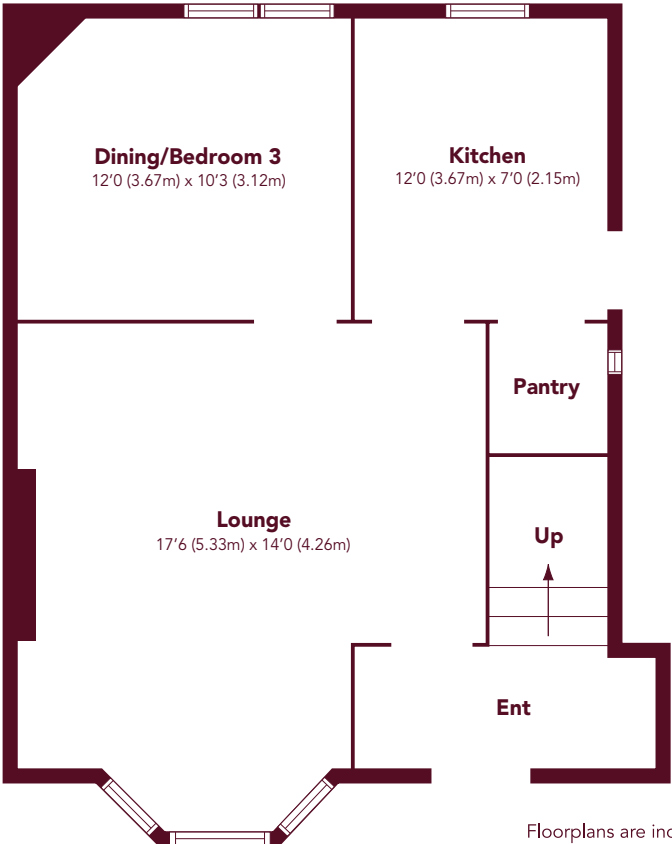
Situated nearby Killin Street, the property is nearby Sandyhills Park and Golf Course, excellent local shopping on Tollcross Road and Shettleston Road, a large Tesco at Shettleston and Shettleston Station, also convenient for access to both the M74 and M8.

Measurements

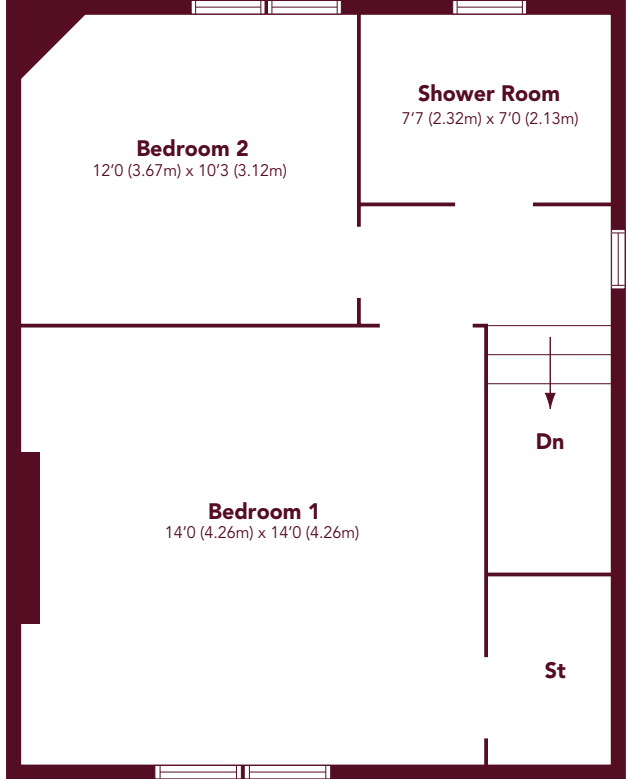
LOUNGE	17'6 (5.33m) x 14'0 (4.26m)	FIRST FLOOR	
DINING/BEDROOM THREE	12'0 (3.67m) x 10'3 (3.12m)	BEDROOM ONE	14'0 (4.26m) x 14'0 (4.26m)
	12'0 (3.67m) x 10'3 (3.12m)	BEDROOM TWO	12'0 (3.67m) x 10'3 (3.12m)
KITCHEN	12'0 (3.67m) x 7'0 (2.15m)	SHOWER ROOM	7'7 (2.32m) x 7'0 (2.13m)



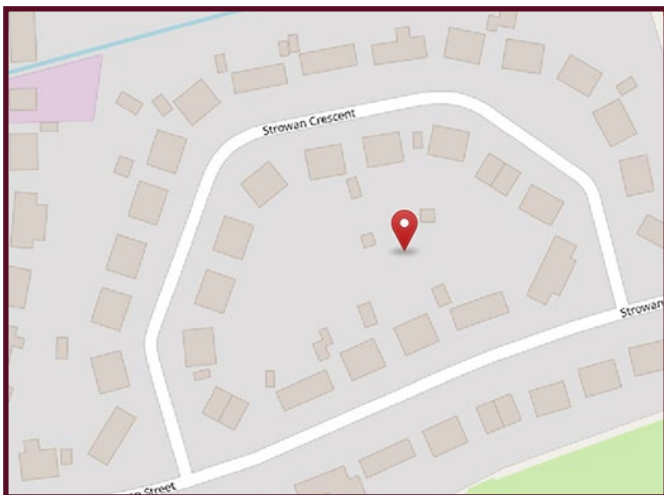
GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Travel Directions

Traveling south along Killin Street, continue straight ahead at the junction with Ardgay Street, next left onto Strowan Street, left onto Strowan Crescent and number 25 is on left.

Viewing

Strictly by appointment.
Please call our Property Department on 0141 204 2833

EPC

C

Council Tax

Band D.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



FREE VALUATIONS
CONVEYANCING QUOTES

Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE