



Lynch & Co.

Solicitors and Estate Agents

15/17 Carmunnoch Road, Mount Florida, Glasgow G44 4TZ

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Semi Detached Villa

163 Farne Drive, Simshill G44 5DN

Fixed Price £175,000

Imaginatively altered and extensively improved SEMI VILLA occupying an enviable position within this popular district. The property boasts panoramic aspects over the surrounding district, City and beyond, in addition is convenient for good local amenities available nearby including primary and secondary schools and shopping.

Attractively decorated throughout with an imaginatively altered layout, the property enjoys a specification to include: gas central heating, triple and double glazing (installed 2009), modern kitchen and bathroom fittings.

Reception hall, impressive lounge with marble fireplace (fabulous views), 19'3 dining kitchen with double glazed French doors onto south facing rear garden, two double bedrooms (one with fitted wardrobes), single bedroom, bathroom comprising three piece suite and staircase to 18' floored and lined attic area (central heating extends to this level also). There is in addition extensive cellar storage.

The property is set amidst easily maintained and carefully laid private gardens to front and rear.

RECEPTION HALL	12'10 (3.91M) X 6'6 (1.98M)
LOUNGE	14'5 (4.40M) X 11'10 (3.62M)
DINING/KITCHEN	19'3 (5.87M) X 12'0 (3.67M)
FIRST FLOOR	
BEDROOM ONE	14'4 (4.38M) X 10'3 (3.14M)
BEDROOM TWO	12'6 (3.82M) X 11'5 (3.48M)
BEDROOM THREE	8'6 (2.60M) X 8'4 (2.54M)
BATHROOM	7'0 (2.15M) X 5'4 (1.63M)
ATTIC 18'1 (5.52M) X 13'0 (3.98M) MAXIMUM HEAD HEIGHT 5'8 (1.74M)	

HEATING

The property has gas central heating (not tested).

GLAZING

The property has UPVC triple glazing installed 2009 (excluding patio doors in dining room which are double glazed).

TRAVEL DIRECTIONS

Travelling south along Carmunnock Road from the junction with Manse Brae turn right onto Crompton Avenue at the top left onto Old Castle Road continuing along Old Castle Road past Seil Drive on your left hand side turning third on your left into Farne Drive and number 163 is on your right hand side.

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.



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