



Lynch & Co.

Solicitors and Estate Agents

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

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Semi Detached Villa

17 Brent Road, Regent's Park, Thornliebank, G46 8JG

Offers Around £145,000

Modern SEMI VILLA within successful development by Wimpey circa 2000. The property offers good family accommodation formed over two levels and benefiting from gas central heating and double glazing.

Entrance hall, generously proportioned lounge, dining room to rear enjoying aspects over enclosed rear garden, fitted kitchen with integrated oven, hob and hood.

First floor: master suite comprising double bedroom with mirror wardrobes and en-suite shower room, two additional double bedrooms (both fitted wardrobes) and family bathroom.

The property is set amidst easily maintained gardens including a larger enclosed level garden to rear backing onto local park. Single car garage.

The property is conveniently situated for good local amenities including Thornliebank and Kennishead Railway Stations, primary and secondary schools in addition to shops nearby.

LOUNGE	14'9 (4.50M) X 12'6 (3.82M)
DINING ROOM	9'11 (3.04M) X 8'9 (2.68M)
KITCHEN	10'8 (3.26M) X 9'8 (2.95M)
FIRST FLOOR	
BEDROOM ONE	11'5 (3.48M) X 9'1 (2.78M)
EN-SUITE	6'6 (1.98M) X 5'0 (1.52M)
BEDROOM TWO	9'8 (2.96M) X 9'1 (2.78M)
BEDROOM THREE	10'3 (3.12M) X 9'4 (2.86M)
BATHROOM	6'6 (1.99M) X 6'3 (1.92M)

HEATING

The property has gas central heating (not tested).

GLAZING

The property has double glazing.

TRAVEL DIRECTIONS

Travelling south along Thornliebank Road from the junction with Burnfield Road at the bend in the road turn right onto Boydstone Road (Thornliebank Station is on your left), turn right a short distance further on onto Viking Way straight ahead at the mini roundabout onto Brent Road and number 17 is on your left 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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