



Mirren Drive, Duntocher  
**Offers Over £239,000**  
3 BED DETACHED VILLA



 **McHugh**  
Estate Agents



## Features

3 Bedrooms

Detached villa with Conservatory

Large South West facing rear garden

Spectacular views

Delightful gardens

Sought after location

Large Garage with Driveway parking

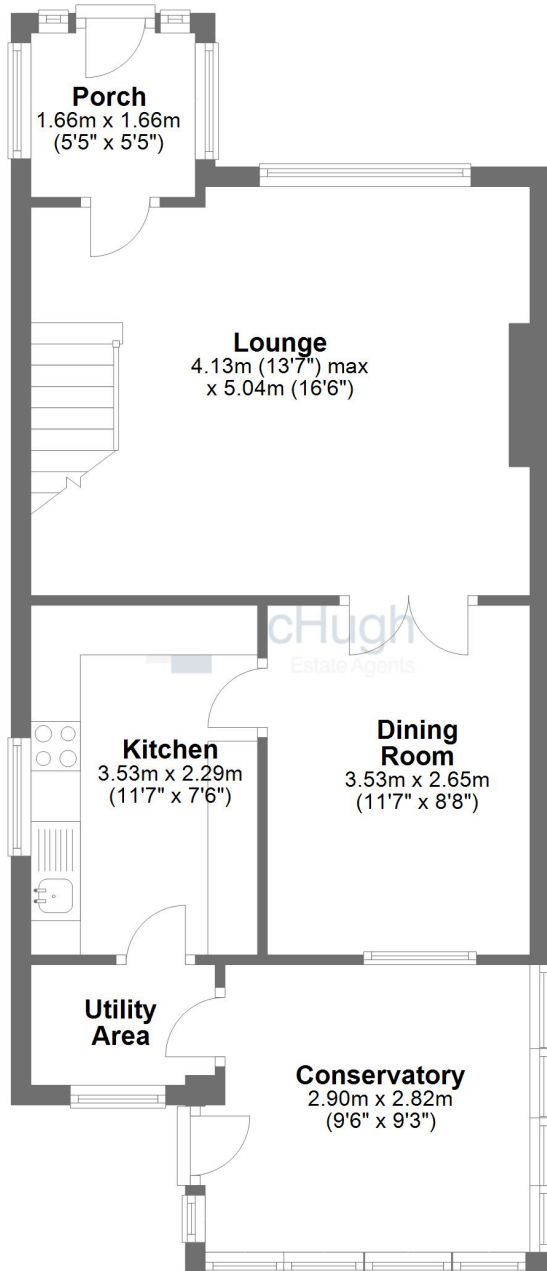
Superb family accommodation



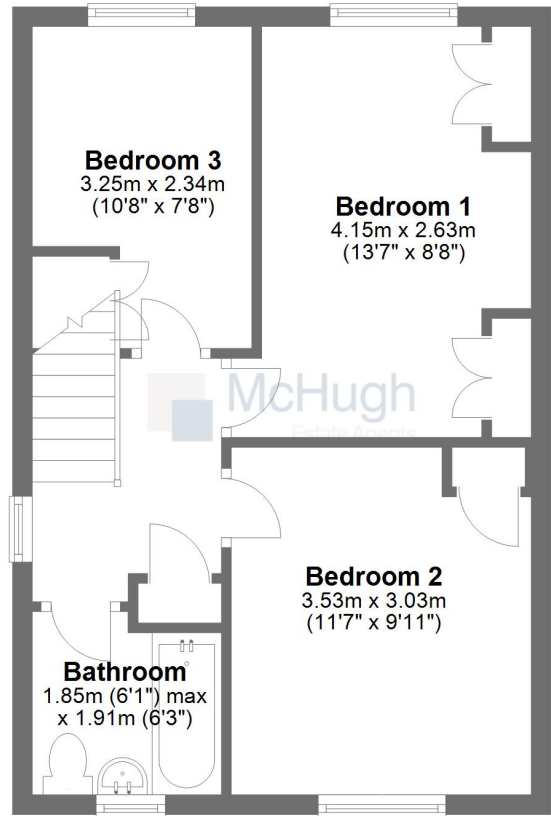
## 3 BED DETACHED VILLA

Mirren Drive, Duntocher

## Ground Floor



## First Floor



This floorplan has been created for guidance purposes only.  
Plan produced using PlanUp.

# Mirren Drive, Duntocher

Set in an enviable location within the ever popular village of Duntocher, this spacious and well maintained detached villa provides long term family accommodation in excellent order. The property enjoys an elevated position in one of the district's most sought after addresses and provides spectacular panoramic views to the South and West. The property has a porch extension to the front and a generous conservatory to the rear and will be of particular interest to families looking for their long term home.

## Accommodation

The entrance door opens to the bright porch which leads to the large open-plan lounge, where there is a focal point fireplace and living-flame gas fire. Twin French doors at the rear of the lounge open to the family dining room which can comfortably accommodate a 6 seat dining table and has a window to the rear. Off the dining room, the fitted kitchen has a variety of base and wall units and is flooded with natural light. A utility area at the rear of the kitchen provides access to the large conservatory which overlooks the delightful gardens and has elevated views beyond.

On the upper floor a naturally bright landing provides access to all rooms. The main bedroom is a well proportioned double bedroom with outlooks to the front. Bedroom two is a further double bedroom with spectacular elevated outlooks over the rear garden, fields and neighbouring districts. Bedroom 3 is a well presented single room with an inbuilt storage cupboard and a window to the front. There is a fully tiled bathroom with a white 3 piece suite and a Mira mixer shower.

A ceiling hatch accesses the attic storage space.

## Windows and Heating

The property benefits from upvc double glazing and a gas fired central heating system (Vokera combi boiler).

## Gardens

The neat, open front garden has been finished in decorative chip stones for ease of maintenance. The paved driveway at the side provides off street parking for 2-3 cars and leads to the large garage which has power and an automated door. The fully enclosed rear garden enjoys South and West exposures and is mainly laid to lawn with colourful, established foliage on the borders.

## Location

76 Mirren Drive is situated within easy reach of all local amenities. Schooling at both St. Mary's Primary and Carleith Primary are within a 10 minute walk as are shopping facilities and frequent bus services. Within a 10-15 minute walk are shops, eateries and recreational facilities, including the Antonine Sports Centre, local hillside and Goldenhill Park.

SAT NAV ref - G81 6LE

## Dimensions

Porch - 1.66m x 1.66m  
Lounge - 4.13m x 5.05m  
Dining Room - 3.53m x 2.65m  
Kitchen - 3.53m x 2.29m  
Conservatory - 2.90m x 2.82m  
Bedroom 1 - 4.15m x 2.63m  
Bedroom 2 - 3.53m x 3.03m  
Bedroom 3 - 3.25m x 2.34m  
Bathroom - 1.85m x 1.91m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this 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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