



100 Craigielea Road, Duntocher  
**Fixed Price £195,000**  
3 BED SEMI-DETACHED HOUSE



 **McHugh**  
Estate Agents





## Features

3 Bedrooms

Semi-detached villa

Large South Facing Rear Garden

Multi-car driveway with garage

Elevated views

Tiled bathroom with freestanding bath

Walking distance to schools and shops

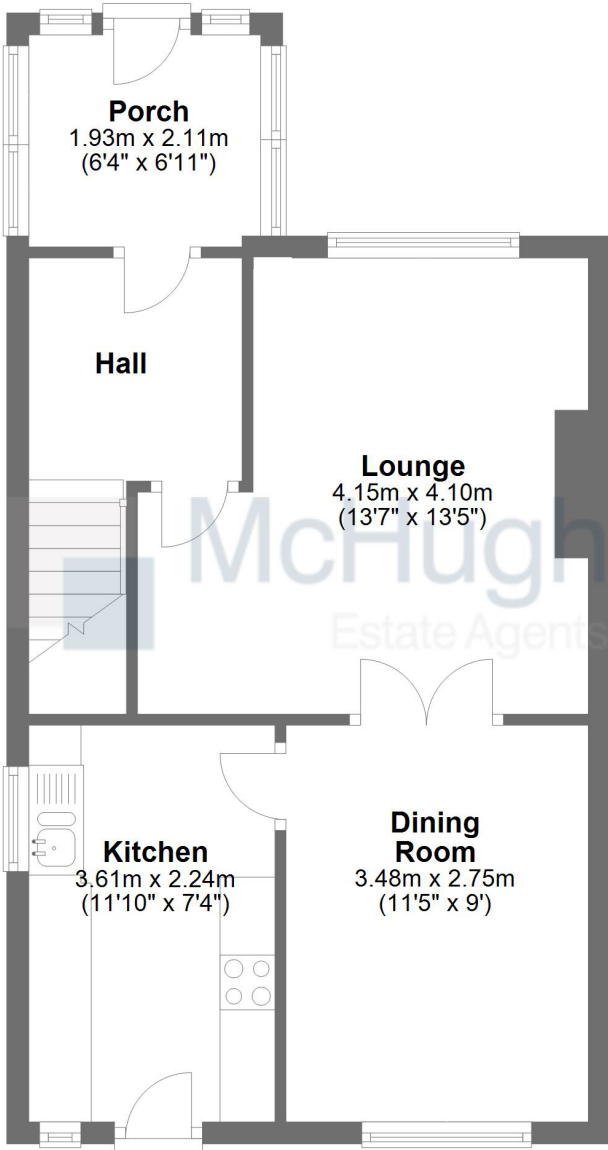
Handy for bus services



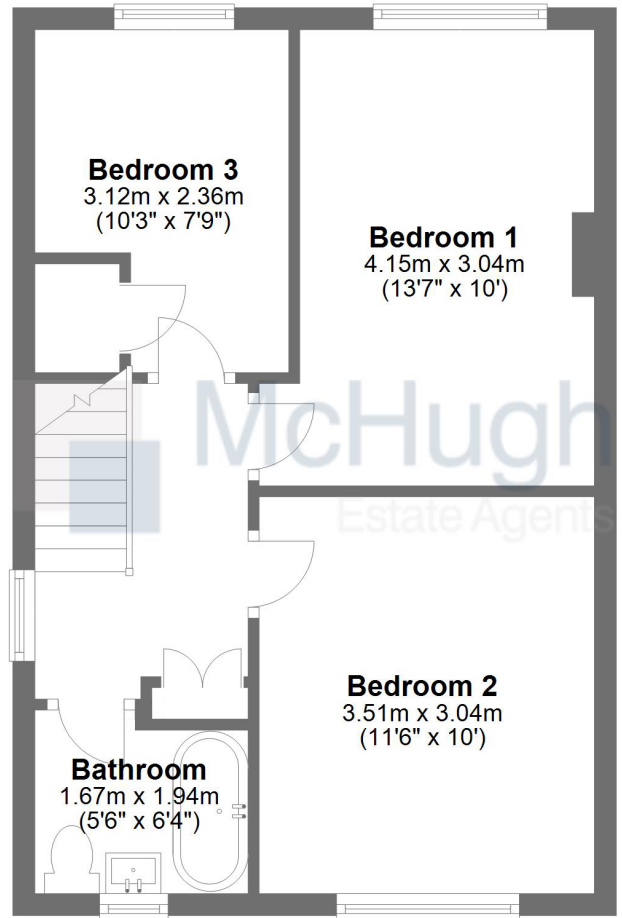
## 3 BED SEMI-DETACHED HOUSE

100 Craigielea Road, Duntocher

## Ground Floor



## First Floor



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

# 100 Craigielea Road, Duntocher

Set on a generous plot with a large South facing rear garden, this spacious and well presented three bedroom semi-detached villa offers great family accommodation in move-in condition.

## Accommodation

The ground floor accommodation comprises a bright entrance porch which leads to the main hallway. The tastefully presented lounge has a window to the front and a deep recess which maximises the floor space and provides wider scope for furniture options. Off the lounge, twin doors open to the dining room which can comfortably accommodate a 6 seater dining table and enjoys elevated outlooks over the large rear garden. The naturally bright kitchen is finished in light Maple shaker style units with matching worktops and has a door to the fully enclosed suntrap garden.

On the upper floor the bright landing accesses all rooms. The main bedroom is a well presented double room to the front. Bedroom 2 is also a double room and enjoys rooftop views to the South. Bedroom 3 is a comfortably proportioned and well presented single room which has a large inbuilt storage cupboard. A ceiling hatch accesses the generous, partially floored attic space.

## Heating and Glazing

The property benefits from double glazing and a gas fired combination boiler system (Vaillant combi boiler).

## Gardens

The front garden has been laid with a mix of monoblock and paving slabs and provides off-street parking for multiple cars. At the side, there is an enclosed driveway which leads to the single garage. The South facing rear garden enjoys lengthy sunny exposures and has been landscaped to provide 3 tiered sections; The large sheltered patio has ample space for a variety of furniture and is perfect for entertaining. In the middle tier there is a level lawn and at the bottom of the garden is a vegetable garden with a timber shed in situ.

## Location

100 Craigielea Road is situated within easy reach of all local amenities. St. Mary's Primary and Carleith Primary are within a 10 minute walk as are shopping facilities and frequent bus services. Shops, eateries and recreational facilities, including the Antonine Sports Centre, local hillside and Goldenhill Park are all close by.

SAT NAV ref - G81 6LA

## Dimensions

### Porch

1.93m x 2.11m

### Lounge

4.15m x 4.10m

### Dining Room

3.48m x 2.75m

### Kitchen

3.61m x 2.24m

### Bedroom 1

4.15m x 3.04m

### Bedroom 2

3.51m x 3.04m

### Bedroom 3

3.12m x 2.36m

### Bathroom

1.67m x 1.94m





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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