



Craigielea Road, Duntocher
Offers Over £199,995
3 BED SEMI-DETACHED HOUSE



 **McHugh**
Estate Agents



Features

3 Bedrooms

Semi-Detached Villa

Entrance Porch extension

South Facing Rear Garden

Summer House

Elevated views towards Glasgow

Spacious family accommodation

Large Driveway with Garage

Walking distance to primary schools

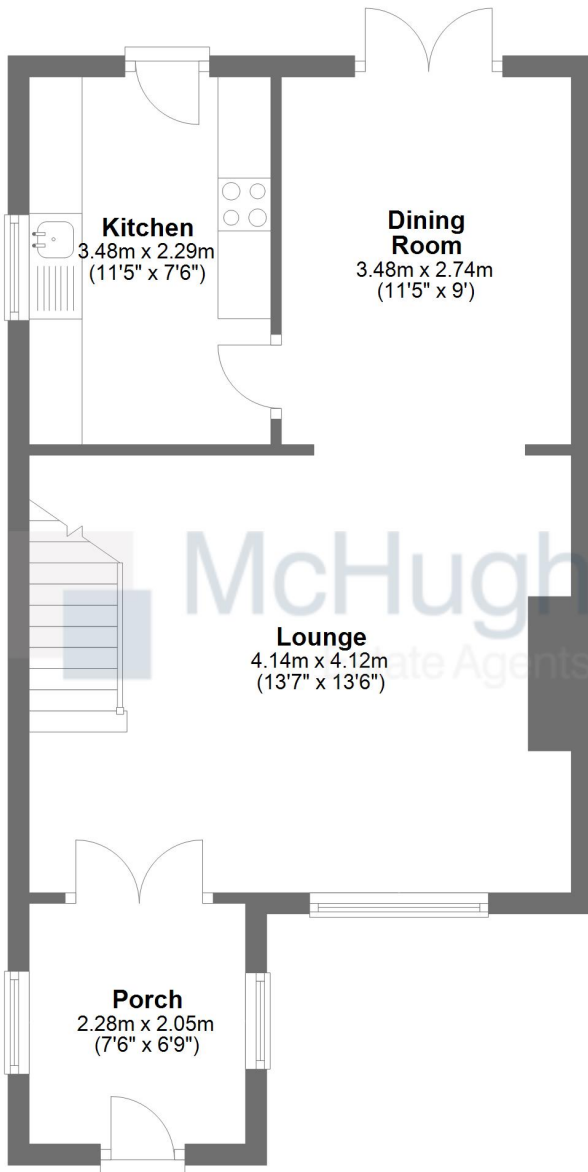
Well placed for frequent bus services

3 BED SEMI-DETACHED HOUSE

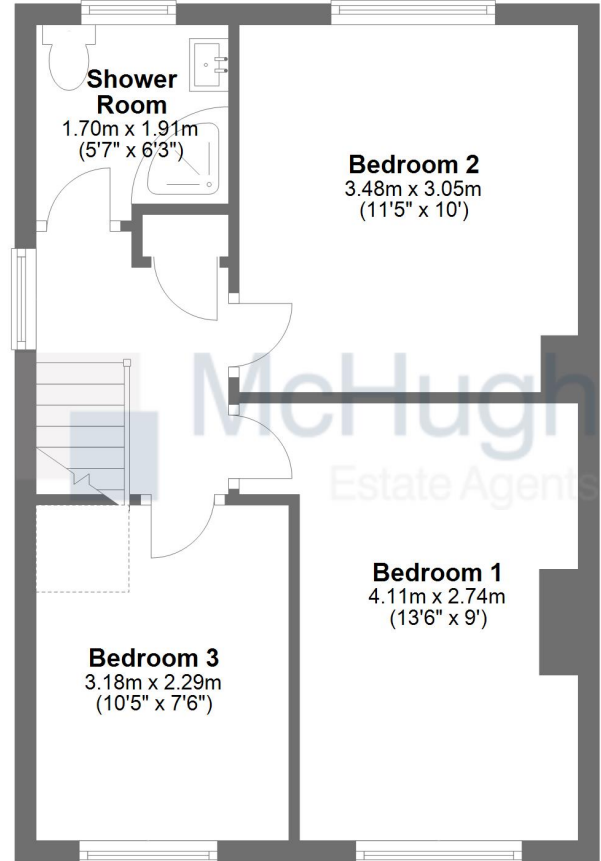


Craigielea Road, Duntocher

Ground Floor



First Floor



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

Craigielea Road, Duntocher

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

The well maintained property benefits from a modern re-tiled roof, an entrance porch extension and garden landscaping (including a summer house).

Accommodation

On the ground floor, the generous and naturally bright entrance porch has twin double glazed doors which lead to main apartments. The tastefully presented open-plan lounge has a window to the front and has plenty of scope for a range of furniture options. Off the lounge the open-plan dining room comfortably houses a 6 seat dining table and has the added benefit of twin French doors to the large decked patio. The attractive kitchen has been finished in matte white shaker-style units and includes an integrated eye-level oven and microwave, an induction hob and a contemporary black acrylic sink with an electric waste disposal feature.

The upper floor has a naturally bright landing with a side window offering elevated views to the East. The main bedroom is located at the front and has plenty of room for freestanding furniture. Bedroom 2, is a comfortably proportioned and well presented room with elevated outlooks over the rear garden. Bedroom 3 is currently utilised as an office, but has accommodated a double bed in the past. The modern fully tiled shower room has a white suite, a curved shower enclosure and 'rainfall' shower feature.

A ceiling hatch accesses the generous attic storage space.

Heating and Glazing

The property benefits from uPVC double glazed windows and doors. The gas central heating system is powered by a combi boiler with modern Hive heating controls.

Gardens

The front garden has a shaped lawn and a multi-car chip stone driveway adjacent, which leads to the detached single garage. The fully enclosed rear garden is South facing and provides three generous timber decking patios and a neat lawn. There is a delightful timber summer house with electricity.

Location

106 Craigielea Road is conveniently situated for access to all local amenities. Both St. Mary's and Carleith primary schools are within a 5 minute walk, as are shopping facilities and frequent bus services. Duntocher's village shops, eateries and recreational facilities, including the Antonine Sports Centre, local hillside and Goldenhill Park are all within easy reach.

SAT NAV ref - G81 6LA

Dimensions

Porch - 2.28m x 2.05m

Lounge - 4.14m x 4.12m

Dining Room - 3.48m x 2.29m

Kitchen - 3.48m x 2.74m

Bedroom 1 - 4.11m x 2.74m

Bedroom 2 - 3.48m x 3.05m

Bedroom 3 - 3.18m x 2.29m

Shower Room - 1.70m 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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