

37 Murroes Road

DRUMOYNE, GLASGOW, G51 4NR



*A beautifully presented and well decorated
two bedroom semi-detached villa*



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Part Exchange Available. We are delighted to bring to the market this striking two-bedroom, semi-detached villa in a desirable, quiet location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find exceptional design and an inspired layout over two levels which provides light-filled and spacious accommodation. This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

THE LOUNGE



The welcoming entrance leads to all apartments on this level. The formal lounge is flooded with natural light from the window to the front aspect with doors that lead into the kitchen.

THE KITCHEN



The kitchen has been fitted to include a modern range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It comes complete with a host of integrated appliances.





Journeying upstairs, the crisp and contemporary styling continues. You will discover two bright and airy well-proportioned bedrooms, all with a range of furniture configurations and space for additional free-standing furniture if required. One of the bedrooms has been transformed into a dressing room/walk-in wardrobe. A contemporary family bathroom suite with built-in tv completes the impressive accommodation internally.

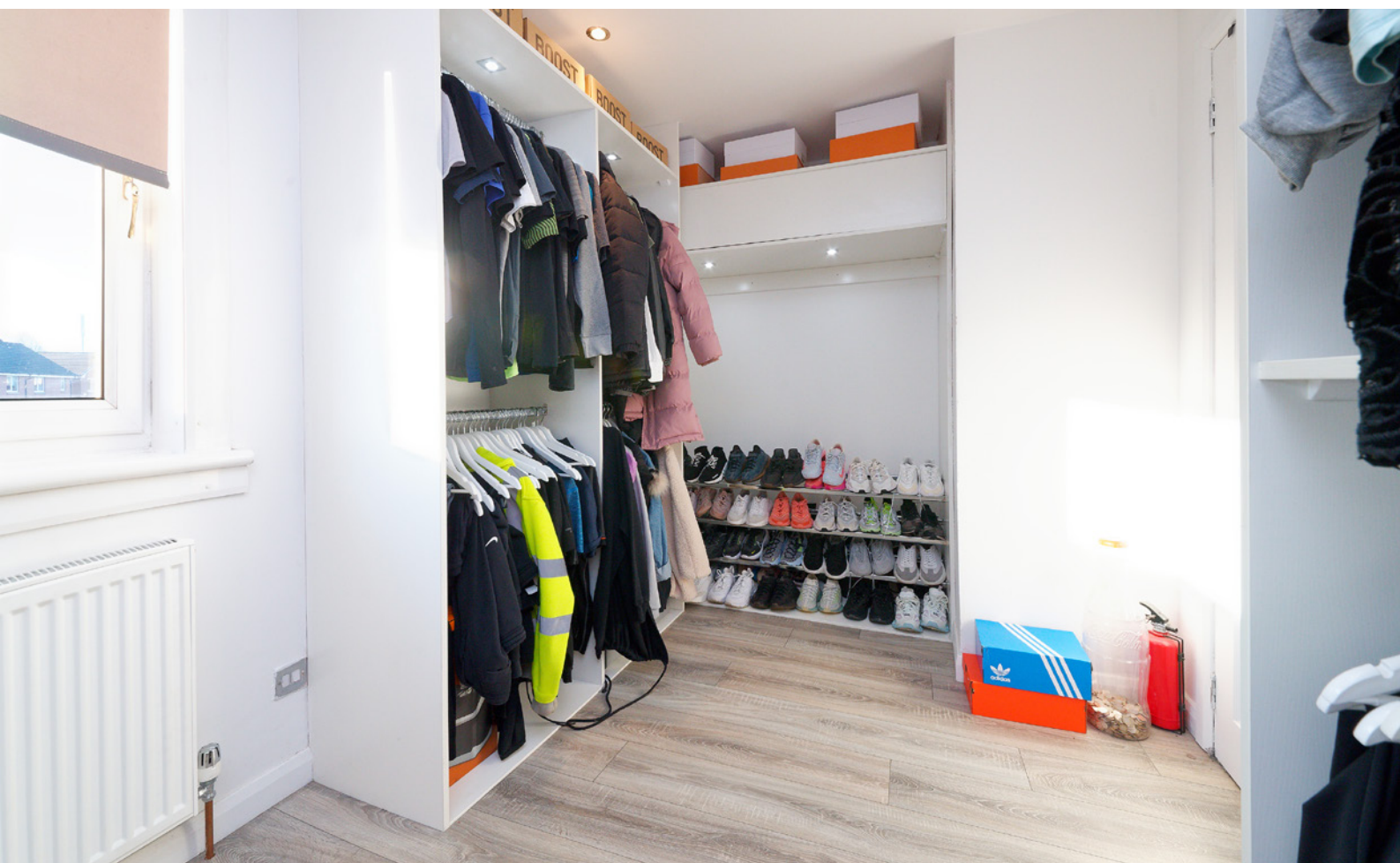
THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, there are private front and rear gardens with a driveway to the side of the property providing off-road parking. The rear garden is fully enclosed and is a real suntrap, many an evening will be spent relaxing on the decking enjoying the peace and quiet. The high specifications of this family home also include double glazing and gas central heating for additional comfort.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



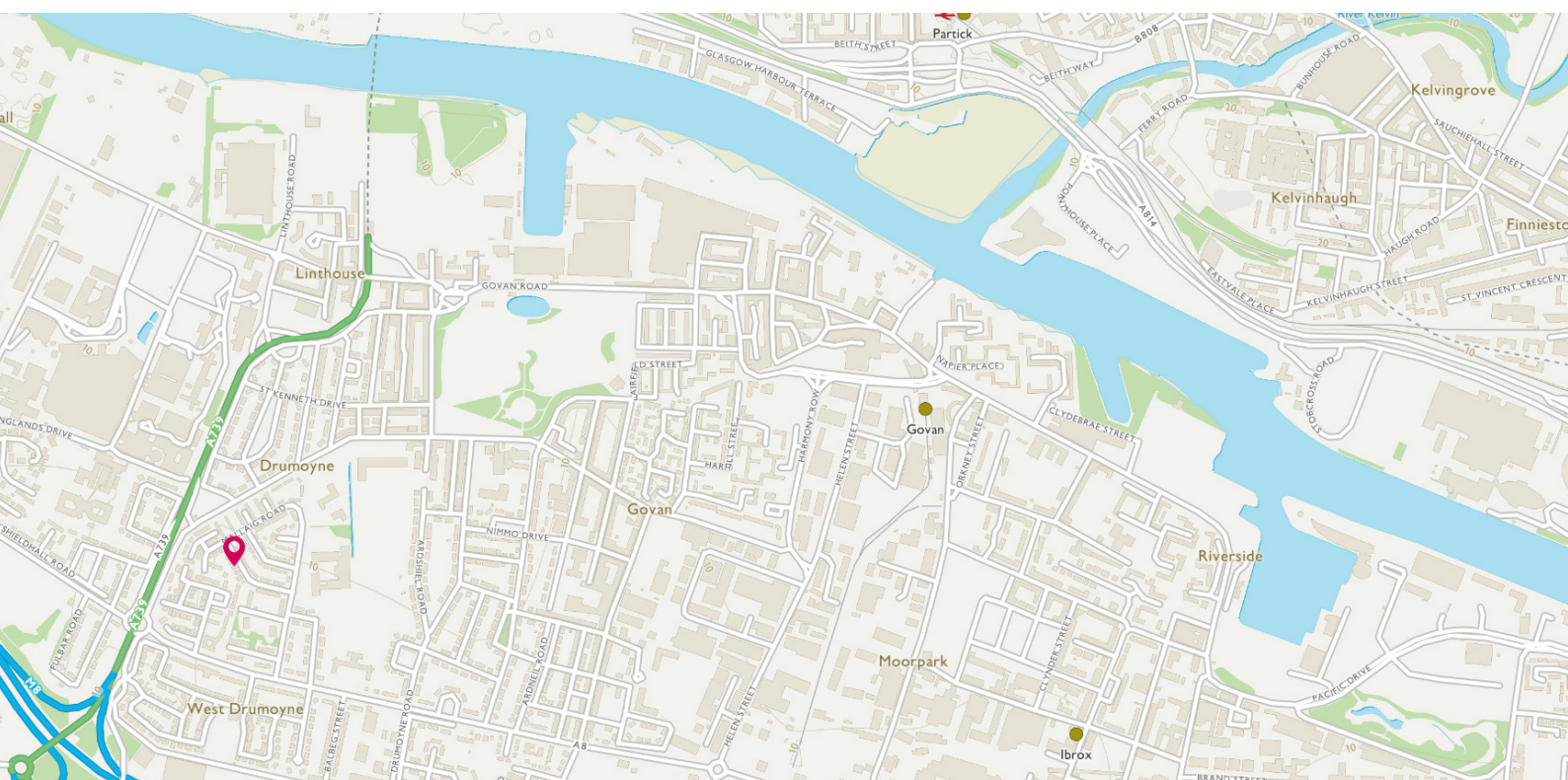
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 59m²

Lounge	4.90m (16'1") x 3.90m (12'10")
Kitchen	3.90m (12'10") x 2.40m (7'10")
Bedroom 1	3.90m (12'10") x 2.95m (9'8")
Bedroom 2	3.90m (12'10") x 2.35m (7'9")
Bathroom	1.90m (6'3") x 1.80m (5'11")

EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Television in lounge is negotiable.



THE LOCATION

Murroes Road is situated within the ever-popular Drumoyne area to the south of Glasgow and is well located for all amenities on Shieldhall Road.





The area benefits from excellent access to the national motorway network with the M8 motorway a short drive away. There are local shops close to hand and Braehead Shopping Complex is only a few minutes away by car. It offers an extensive range of high street retailers, along with a wide variety of leisure pursuits including Xscape Activity Centre with ski runs and bowling alleys. Alongside the Braehead Shopping Complex, Silverburn Shopping Centre is less than a ten-minute drive away. Cardonald Station is within walking distance. All local amenities are within walking distance, including schools. The Queens Elizabeth University Hospital is also within walking distance.



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