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7 Range Drive

DARNLEY, G53 7SA



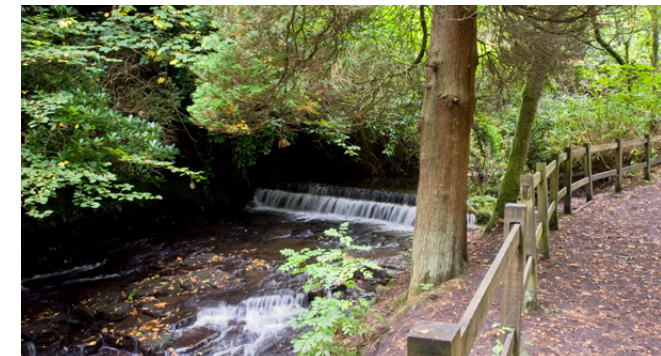
THE LOCATION

DARNLEY

This popular suburb is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Darnley, Barrhead, Thornliebank, Giffnock and Newton Mearns are acknowledged for their standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Range Drive is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park and Sainsbury's in Darnley.

Sports and recreational facilities can be found locally to include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs golf clubs, Eastwood Theatre and Rouken-Glen Park.



THE PROPERTY

7 RANGE DRIVE

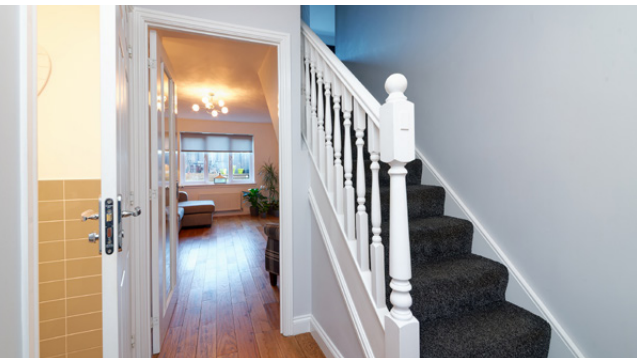
We are delighted to bring to the market this striking three-bedroom, semi-detached villa which will appeal to a wide variety of potential purchasers looking for their ideal home. In terms of location, layout, style and detail, the property can be adapted to meet each individual's needs and requirements. The owners have created a modern look and also inside this stunning home, you will find exceptional design and an inspired layout, over two levels that provides light-filled and spacious accommodation. The 'home' is offered to the market in true "walk-in" condition and is finished to an extremely high standard throughout. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Once inside, discerning purchasers will be greeted with a first-class specification.

A welcoming entrance hallway sets the tone and allows access to all rooms on this level. On the lower level, you will find an impressive formal lounge that boasts a lovely outlook onto the rear garden. The stunning kitchen has been beautifully installed with a quality range of floor and wall-mounted units with a striking worktop. It comes complete with integrated

cooker/hob. A useful WC completes the accommodation on this level.

Journeying upstairs where the crisp and contemporary styling continues, you will discover three bright and airy well-appointed bedrooms. All of the bedrooms have a range of furniture configurations and space for additional free-standing furniture if required with the master-bedroom being further enhanced with an impressive ensuite. Two of the bedrooms are complemented with mirrored wardrobes, creating additional storage space. A contemporary family bathroom completes the impressive accommodation internally.

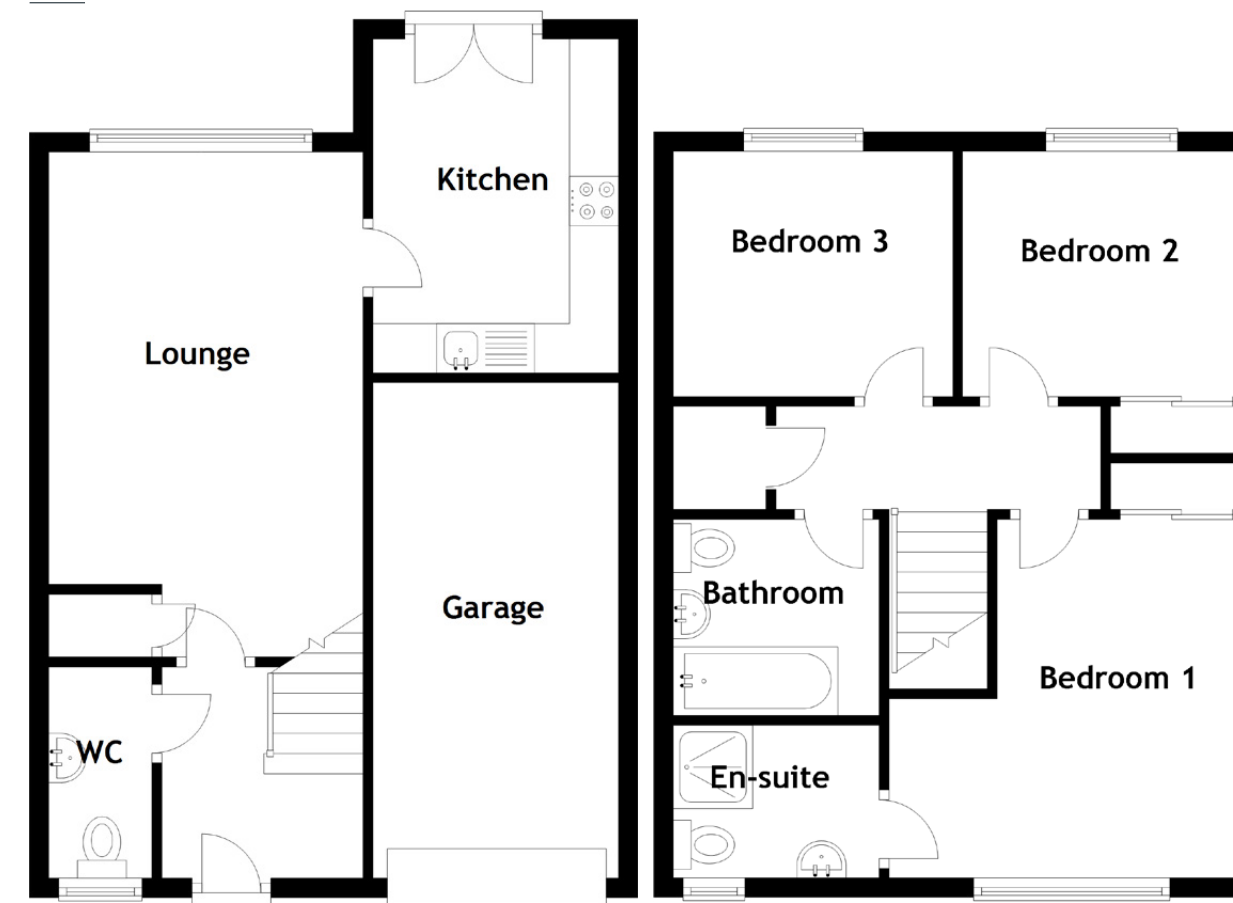
The garden grounds are a sheer delight, especially the enclosed garden to the rear. A double driveway to the front of the property provides off-road parking with a garage thereafter. Many a summer's evening will be spent in rear garden enjoying the peace and quiet. The high specifications of this family home also include; gas central heating and double-glazing, to ensure a warm yet cost-effective way of living all year round.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.15m (16'11") x 3.20m (10'6")
Kitchen	3.40m (11'2") x 2.50m (8'3")
Garage	5.05m (16'7") x 2.50m (8'3")
Bedroom 1	3.65m (12') x 3.61m (11'10")
En-suite	2.10m (6'11") x 1.55m (5'1")
Bedroom 2	2.86m (9'4") x 2.50m (8'2")
Bedroom 3	2.85m (9'4") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 74m²
EPC Rating: C

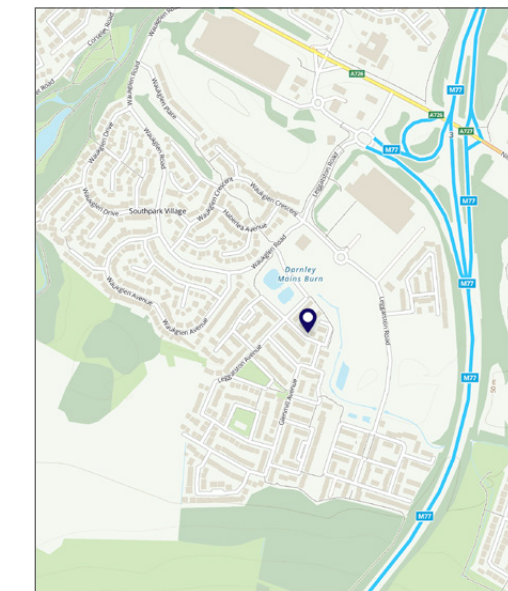


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