

1 Letterfearn Drive

SUMMERSTON, GLASGOW, G23 5JL



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Beautifully extended 5-bed detached in a
popular location with large garden*



McEwan Fraser Legal are delighted to present to the market this tastefully extended 5-bedroom detached villa. At the entrance to the property, we are met with a 3-car driveway and a fenced front lawn.

THE LOUNGE



The bright and welcoming entrance hallway leads to all apartments on the ground floor of the accommodation. The spacious lounge sits at the front of the property and the contemporary grey décor and generous dimensions mean this room would be suitable for various furniture configurations.

A doorway would lead to a generous dining room to the rear of the property which is currently being used as a large double bedroom. A further large double bedroom sits to the front of the property and benefits from a shower cubicle and wash hand basin.

BEDROOM 1



THE DINING ROOM/BED 2



THE KITCHEN & UTILITY



The generous kitchen is modern and functional with an array of base and wall-mounted units. A separate utility room is spacious and accommodates a large fridge-freezer and laundry facilities. A modern cloakroom with WC and wash hand basin is on the ground floor.





The upper accommodation benefits from a three-piece family bathroom with full wet wall panelling as well as three further double bedrooms, two of which have sliding mirror wardrobes and the third benefits from a generous storage cupboard over the staircase. The attic space is insulated and partially floored giving additional storage in what is already generous accommodation.

THE BATHROOM



BEDROOM 3



BEDROOM 4



BEDROOM 5



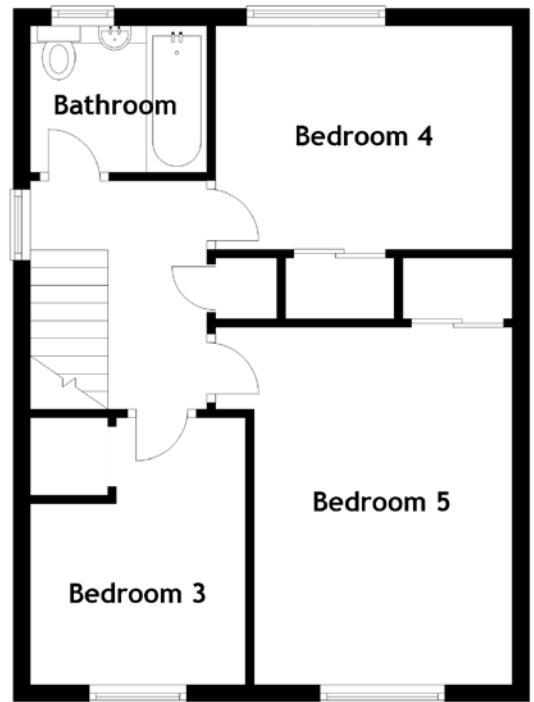
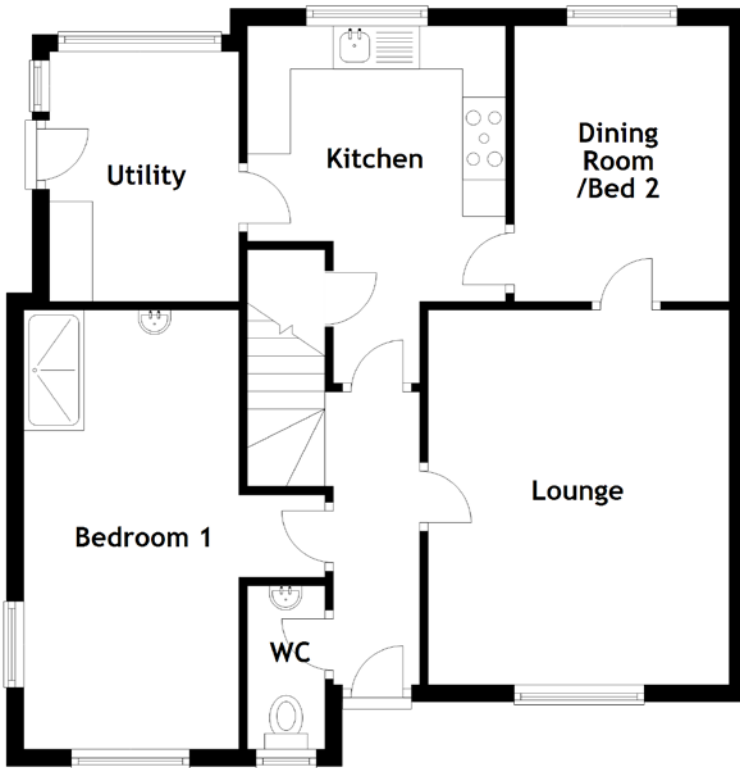
The very spacious fenced rear garden is south-facing and captures sunshine almost all day long. There is also a generous wooden shed.

This property is a quality acquisition and the space and flexibility of the accommodation mean that is sure to be popular from the outset. Early viewing is strongly advised for this reason.

EXTERIORS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

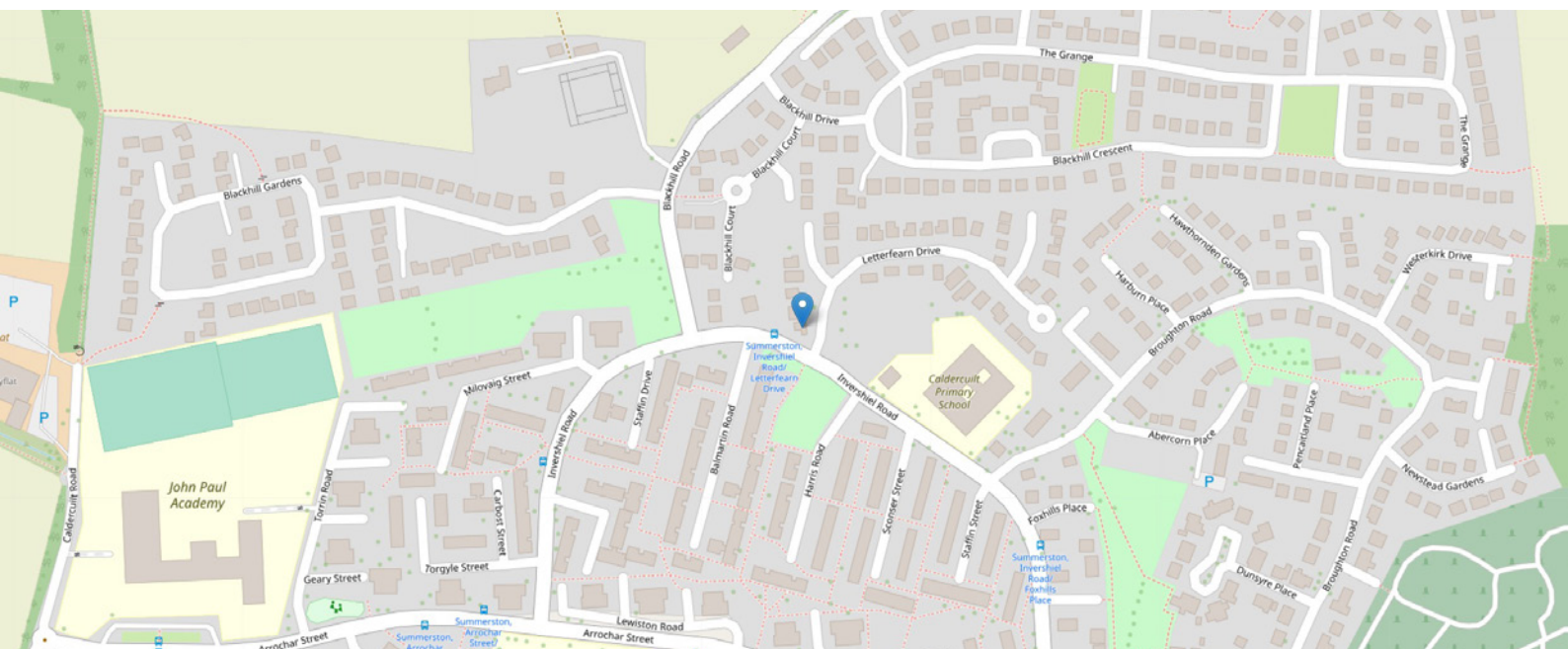
Lounge	4.35m (14'3") x 3.50m (11'6")
Kitchen	4.15m (13'7") x 3.00m (9'10")
Utility	2.90m (9'6") x 2.20m (7'3")
WC	1.90m (6'3") x 0.90m (2'11")
Bedroom 1	5.10m (16'9") x 3.50m (11'6")
Dining Room/Bed 2	3.20m (10'6") x 2.50m (8'2")
Bedroom 3	3.10m (10'2") x 2.50m (8'2")
Bedroom 4	3.45m (11'4") x 2.60m (8'6")

Bedroom 5	4.15m (13'7") x 3.45m (11'4")
Bathroom	2.15m (7'1") x 1.70m (5'7")

Gross internal floor area (m²): 107m²
EPC Rating: C

Buyer's Premium Value: £3000.00

Extras (Included in the sale): Some items may be available by separate negotiation.



THE LOCATION

Summerston is situated on the boundary of East Dunbartonshire, and Glasgow city centre, and offers the best of country living with the buzz and energy of the city. Bearsden and Milngavie are ten minutes away, whilst the tranquillity and beauty of Loch Lomond National Park, one of the west coast's most beautiful spots, is just a short fifteen-minute drive away.





The local train stations at Summerston and Maryhill are both just a short walk away and offer a regular service into Glasgow's Queen Street and Central stations. Plus, a good bus network offers a great way to get around the local area. This well-established area has a good mix of primary and secondary schools and the post office and Asda is 4 minutes walk away. To relax, there's a fashionable collection of shops and restaurants nearby, whilst the popular West End is also close to the development.



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Part
Exchange
Available



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