

4 Dalsholm Place

GLASGOW, G20 0UH



An excellent three bed townhouse, set in a peaceful and leafy enclave within an impressive development



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We are delighted to bring to the market this fantastic three-bed mid-terrace home, set in a popular family-friendly street that's known for its neighbourly spirit. Some of the traditional values that make a street a real community are very much alive here, everybody actually knows each other and the atmosphere is relaxed.

This delightful and charming property makes a perfect place to come home to and it's presented in great condition.

THE LOUNGE



The lovely upgraded accommodation comprises of a bright and spacious lounge, which given its shape would suit a range of furniture configurations. The design of the space affords plenty of room for a workstation for home working if required. The lounge leads through cleverly designed pocket-doors to the large open plan kitchen/diner.

THE KITCHEN



The spacious kitchen looks great and makes a fantastic hub around mealtimes. It's perfect for the home, finished in a lovely range of light wood fitted units, with an electric oven and gas hob, integrated dishwasher, inset fridge freezer and freestanding washing machine. The breakfast bar is a real boon on busy work and school mornings where time is at a premium. It's evident this is a well-equipped space for any chef to serve up a marvellous meal. The handy cupboard off the kitchen helps keep everything clutter free at all times. The French-doors help to flood the room with natural light and lead out perfectly to the rear garden area.





The handy WC cloakroom toilet is always welcome facility in any busy family home. The tiled family bathroom is bright and fresh, finished in a white suite with a mains fed shower over the bath, ensuring an endless supply of instant hot water for long refreshing showers.

There are three good sized bedrooms in this lovely home, all with ample space for free-standing furniture. The master bedroom is bright and welcoming and the ensuite has a standalone mains shower. There is also ample cupboard space throughout the property to help keep everything in its place.

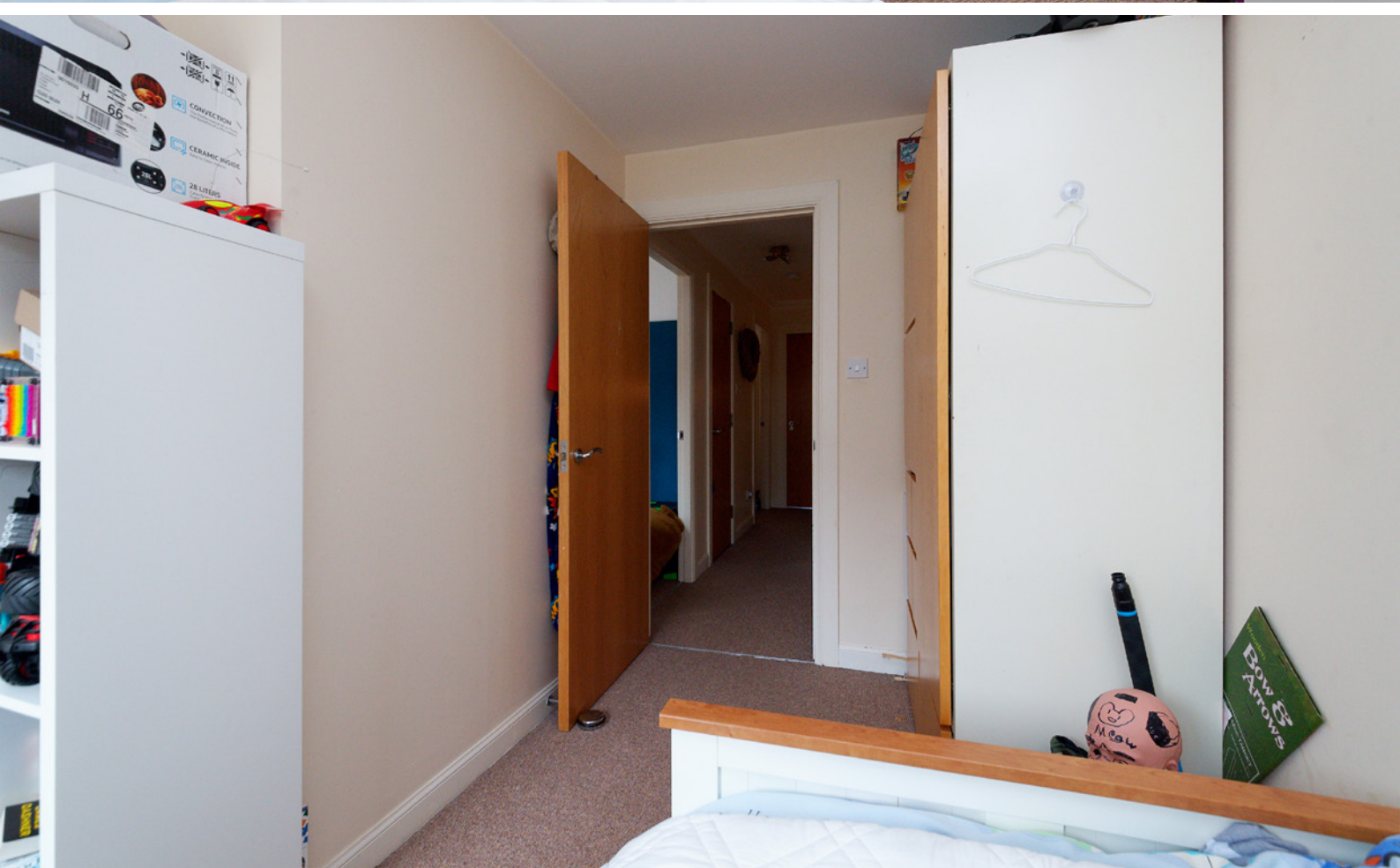
THE BATHROOM



BEDROOM 1



BEDROOM 2



The home is kept warm, comfortable and secure via gas central heating and double glazing. The low maintenance garden areas are easy kept, with the rear garden space being both secure and child-friendly. On sunnier days the sun patio offers a great place to relax, unwind and enjoy a coffee or a glass of wine at the end of a hard day.

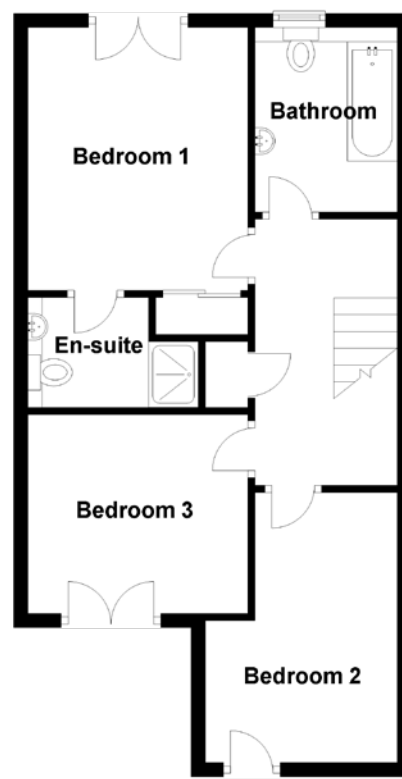
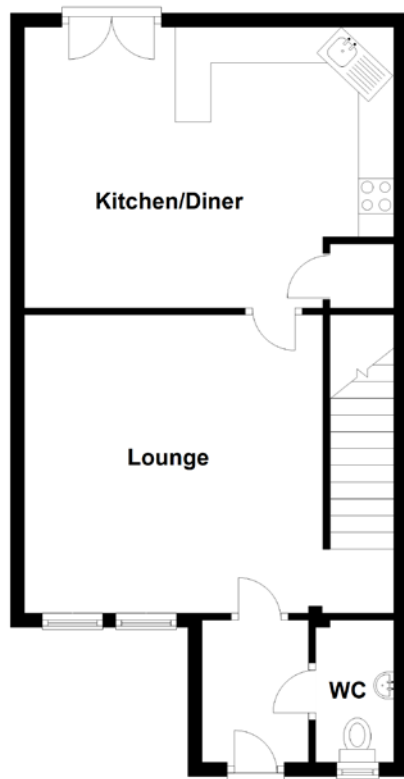
Parking is off-street to the front aspect on the two car driveway. This great home would make an ideal buy for so many people and even a great investment property for a smart Buy-To-Let investor.

Early viewing is strongly advised for anyone seeking a walk-in condition property, with loads of charm and appeal, set in a great location.

THE EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



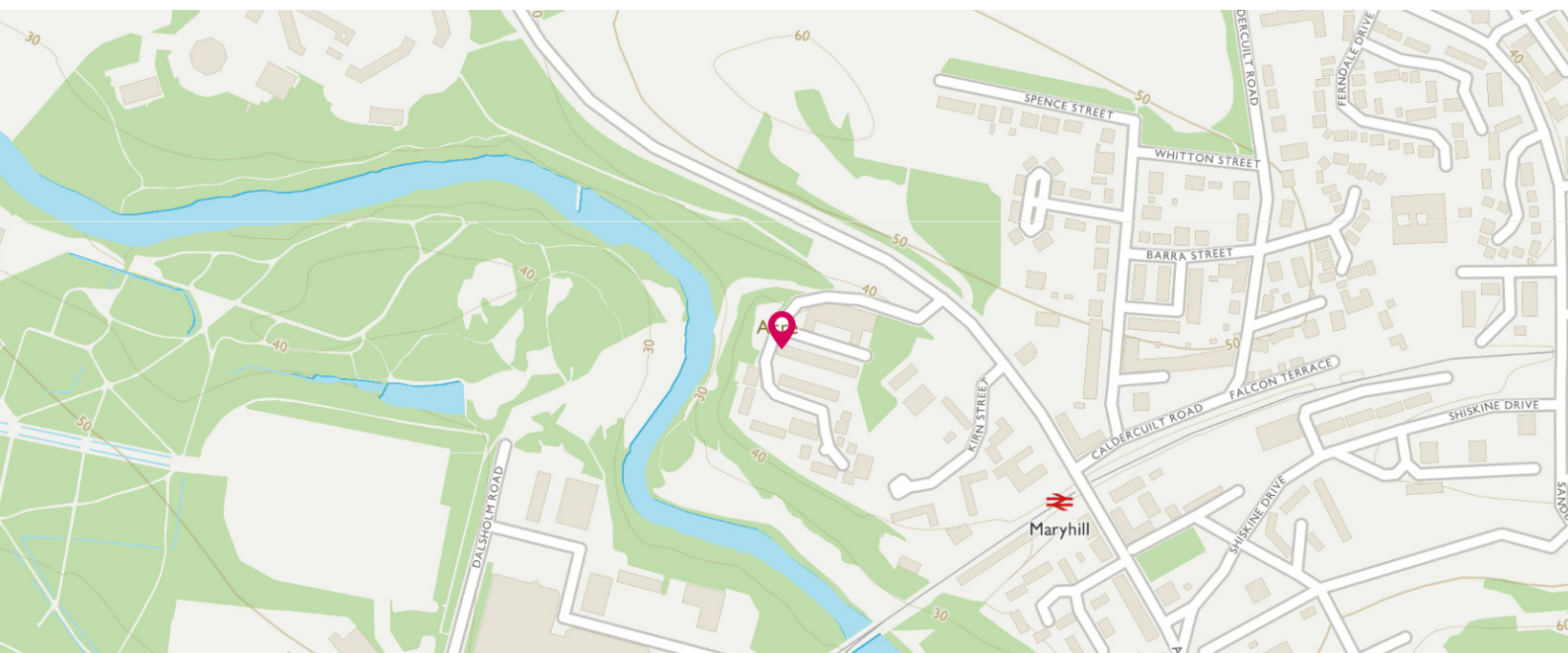
Approximate Dimensions (Taken from the widest point)

Bedroom 3	3.20m (10'6") x 3.05m (10')
Kitchen/Diner	5.20m (17'1") max x 3.95m (13')
Lounge	4.20m (13'9") x 4.20m (13'9")
WC	2.00m (6'7") x 1.10m (3'7")
Bedroom 1	3.70m (12'2") x 3.10m (10'2")
En-suite	2.40m (7'10") x 1.55m (5'1")

Bedroom 2	3.80m (12'6") x 2.70m (8'10")
Bathroom	2.60m (8'6") x 2.00m (6'7")

Gross internal floor area (m²): 103m²
EPC Rating: C

Extras (Included in the sale): Freestanding appliances
may be available by separate negotiation.



THE LOCATION

Tucked away within a peaceful and leafy enclave, this attractive property lies within the impressive Killermont Gate development of modern, luxury townhouses. This is a small, exclusive residential development, which gives direct access on to Dalsholm Park with its cycle path, as well as the Kelvin Walkway





The property is perfectly located just off Maryhill Road, and is only a ten-minute drive from Glasgow's West End. It is conveniently located for gaining fast access to an extremely broad selection of amenities and transport links, supermarkets, shops, restaurants and bars. It is possible to reach facilities in Bearsden and the West End as Maryhill train station is only a third of a mile away.



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