

9 Parkholm Quadrant

GLASGOW, G53 7ZH



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



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*Beautifully extended four-bed detached home, stunning
garage conversion, absolute walk in condition*



We are delighted to introduce to the market, this stylish and very impressive four/five bedroom detached family villa. This is a superb and very adaptable home, which provides substantial accommodation and living space for any growing family. Beautifully nestled in a popular family-friendly area that's well known for its neighbourly spirit, the property is offered to the market in immaculate condition and benefits from a superb garage conversion.

THE KITCHEN



The accommodation consists of a welcoming hallway, leading to a modern well-appointed kitchen. This lovely hub of the family home benefits from a large range of fitted units, a gas hob, electric oven, integrated dishwasher and fridge freezer. It's the perfect place for any chef to serve up a marvellous meal. The breakfast bar is the ideal place to eat on busy work or school mornings when time is at a premium. The handy utility room helps to cope with the challenges of the family laundry requirements, with units matching the kitchen and ample space for a washing machine and tumble dryer or dishwasher.



THE UTILITY



The bright and airy family room is a relaxing place to sit at the end of a long day, whilst the dining room offers a perfect space for the family to get together around the table at mealtimes. For added convenience, there is a downstairs WC which is always a welcome addition to any busy family home.

THE FAMILY ROOM



THE LOUNGE



The very spacious garage conversion has added another dimension to the already sizable accommodation on offer. Currently utilized as the lounge and finished to a great standard. It offers flexible space as a cinema/games room/fifth bedroom or a perfect spot for a home office/gym if required.





The family bathroom is very fresh and bright, with a white suite, consisting of a bath and a standalone shower. There are four good sized bedrooms within this lovely home, of which two are en-suite, all have plenty of room for freestanding furniture and all contain built-in mirrored wardrobes. The large master bedroom as you would expect has a beautiful en-suite with a mains standalone shower.

THE BATHROOM



THE MASTER BEDROOM



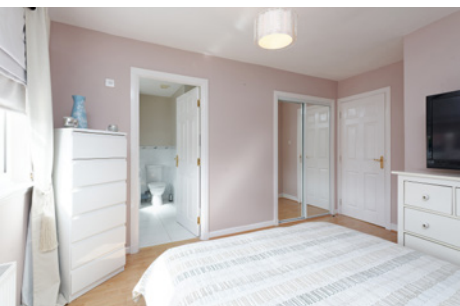
BEDROOM 2



BEDROOM 3



BEDROOM 4



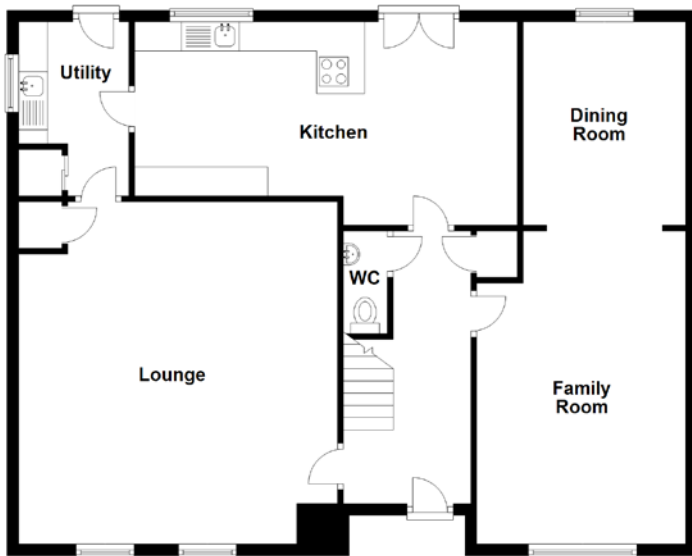
The home is kept warm, comfortable and secure via the double glazing and gas central heating. French doors lead out beautifully to the large back garden, which is both pet and child-friendly, with a lawn and two large decked areas it makes a perfect spot to relax on sunnier days. Outdoor space is complemented by off-street parking to the front aspect, with a two/three car mono-blocked driveway.

Some properties tick all the boxes and this is certainly one of them. Early viewing is strongly advised for anyone seeking a stunning home, in a great location with all the hard work already done. This property is subject to a Buyer's Premium of £4500 payable by the successful bidder.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

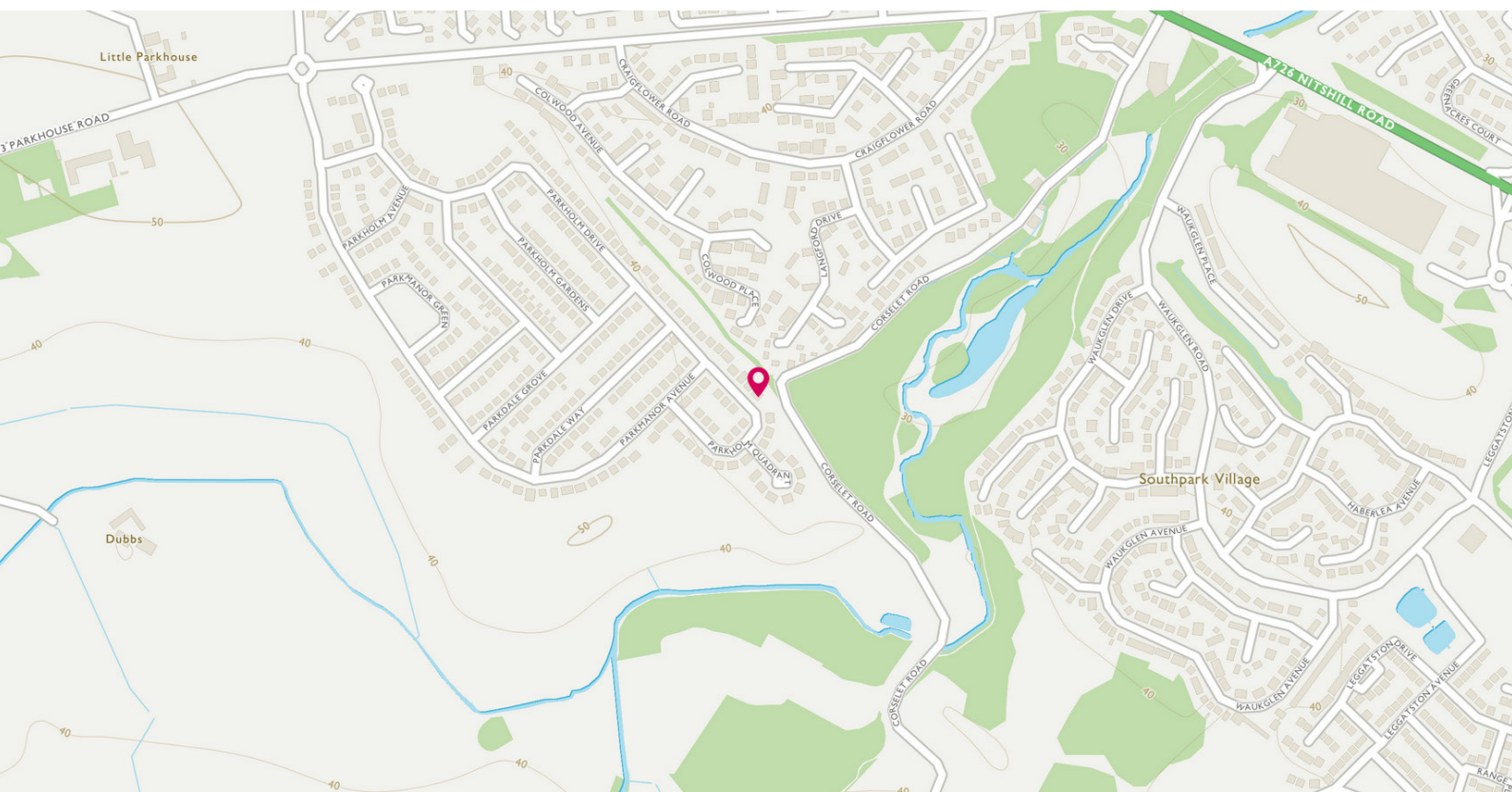
Lounge	5.90m (19'4") x 5.50m (18'1")
Kitchen	6.60m (21'8") x 3.50m (11'6")
Utility	3.00m (9'10") x 1.90m (6'3")
Dining Room	3.50m (11'6") x 2.80m (9'2")
Family Room	5.40m (17'9") x 3.60m (11'10")
Master Bedroom	7.20m (23'7") x 5.50m (18'1")
En-suite	2.70m (8'10") x 1.75m (5'9")
Bedroom 2	3.25m (10'8") x 3.15m (10'4")

Bedroom 3	3.15m (10'4") x 2.50m (8'2")
Bedroom 4	4.20m (13'9") x 3.25m (10'8")
En-suite	2.55m (8'4") x 2.45m (8')
Bathroom	2.30m (7'7") x 2.20m (7'3")

Gross internal floor area (m²): 180m² | EPC Rating: C

Buyer's Premium Value: 4500.00

Extras (Included in the sale): Furniture and free-standing appliances may be available by separate negotiation.



THE LOCATION

No 9 Parkholm Quadrant is situated close to all amenities, including local transport, schools, and shops.





Silverburn Shopping Centre is within a five-minute drive from the property, as is the M77 motorway which leads to all major towns and cities. There are a plethora of family friendly parks within a ten-minute drive, such as Pollok Country Park, Rouken Glen Park and, for those with a taste for culture, the world famous Burrell collection. Local walkways nearby lead to the Dams to Darnley walks, ideal for cyclists and walkers alike.



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