

91 Pollok Drive

BISHOPBRIGGS, GLASGOW, G64 2ES



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



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Generously proportioned semi villa set within an eternally popular location offering flexible accommodation



McEwan Fraser Legal are delighted to present to the market this stunningly upgraded three-bedroom semi villa which boasts a host of features sure to capture the imagination of many discerning buyers. The kerb appeal is obvious from the tidy front borders and monobloc parking and driveway to the garage, this home has new double glazing and a new composite front door. The entrance hallway boasts the same grey laminate that continues throughout the ground floor, while the grey carpeted stairway to the upper accommodation gives a taste of the flooring to be found in the upper hallway and bedrooms.

LOUNGE/KITCHEN/DINER



The stunning open-plan lounge/kitchen/diner ends at a fully spacious and practical area for any aspiring chef to prepare a tasty meal while interacting with family/guests throughout. From the striking white worksurface over the grey base and wall-mounted units, this recently upgraded kitchen boasts a host of integrated appliances including the Zanussi hob and integrated double oven and the classy Russell Hobbs glass and stainless-steel hood.





The upper accommodation starts with the quite stunning family bathroom with a grey tiled floor and walls. The recently upgraded room also benefits from a modern white suite and storage and a chrome heated towel rail. A dual-action shower over the bath is complemented by a quality glass screen and the room is completed with a modern smart mirror. All three bedrooms are immaculately decorated and generous in size with both larger rooms benefitting matching built-in wardrobes.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



Patio doors to the rear of the property give way to a raised composite decking area above a well-maintained lawn within a fully fenced, private, and secure rear garden with access to the single garage with power and light which is currently a well-stocked ma-cave. The stunning glass panels and stainless-steel rails on this decking give an uninterrupted view over the garden.

The property is kept warm and cosy all year round with new double glazing and a Worcester boiler firing the gas central heating. Finished to such an exquisite standard throughout, this property is sure to be popular with anyone who visits so early viewing is strongly recommended in this instance for a property that won't disappoint.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP



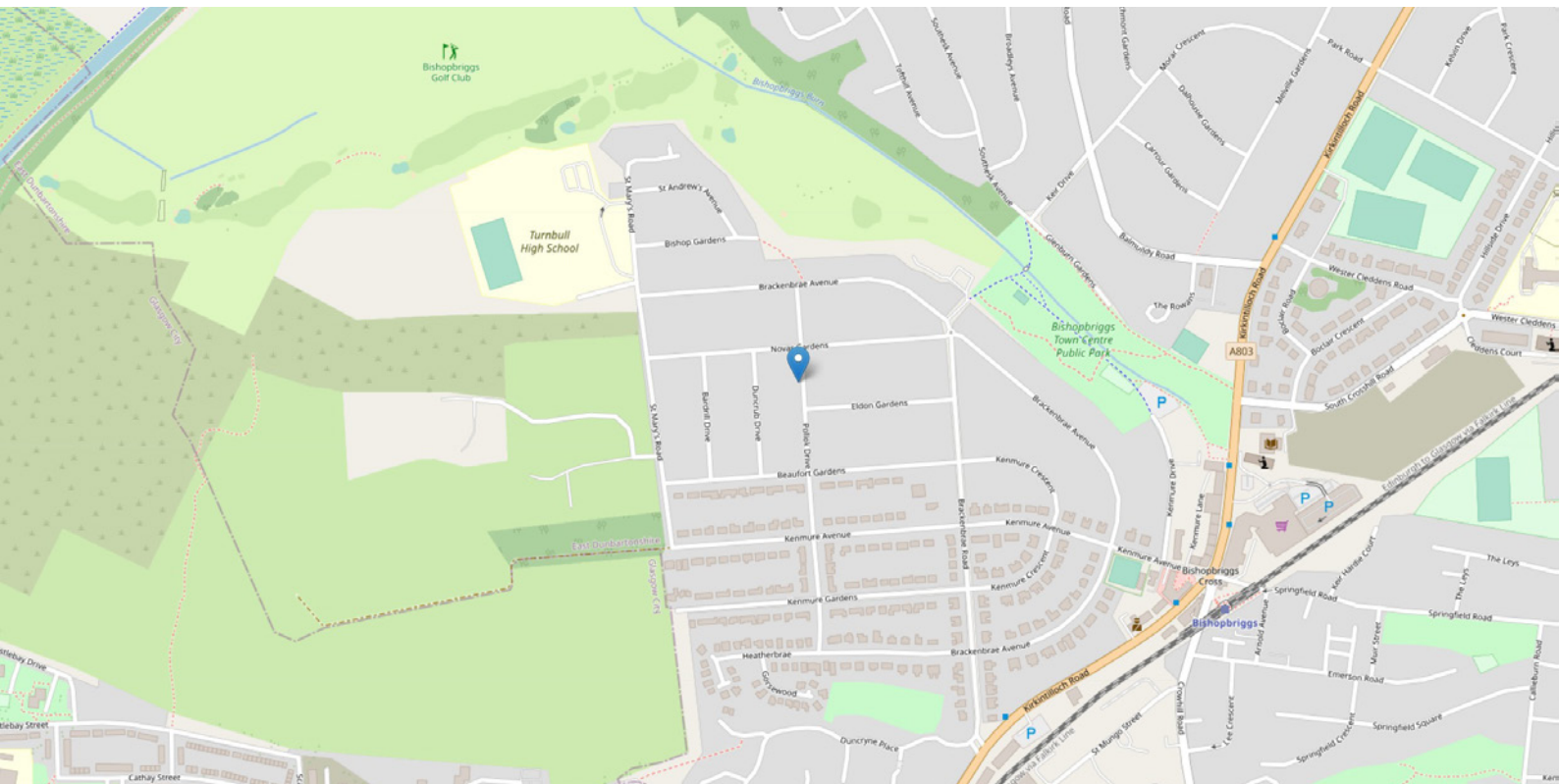
Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen/Diner	7.50m (24'7") x 5.70m (18'8")
Bedroom 1	6.85m (22'6") x 3.20m (10'6")
Bedroom 2	3.25m (10'8") x 2.75m (9')
Bedroom 3	2.80m (9'2") x 1.80m (5'11")
Bathroom	2.30m (7'7") x 1.70m (5'7")
Garage	5.20m (17'1") x 2.90m (9'6")

Gross internal floor area (m²): 86m²
EPC Rating: D

Buyer's Premium Value: £4000.00

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



THE LOCATION

Pollock Drive is a highly popular residential address within the catchment area for local Schools including Turnbull High School and Bishopbriggs Academy and is close to a range of local amenities. For the commuter, the house is within walking distance of Bishopbriggs Railway Station.





The property is positioned within a reasonable walking distance of a diverse range of shops and amenities in Bishopbriggs where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Morrisons and Asda stores. Recreational pursuits are varied including, health clubs/gyms and golf courses both public and private. Frequent public transport services provide rapid commuter access to the city centre. Schooling is available locally at the primary and secondary levels.



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