

38 Clarion Road

KNIGHTSWOOD, GLASGOW, G13 3LD



*Immaculate three-bed semi-detached,
beautifully extended plus attic bedroom, Set
in a highly sought-after location*



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We are delighted to bring to the market this absolutely immaculate three-bed semi-detached home, set in a popular area known for its neighbourly spirit. This delightful and charming property makes a perfect place to come home to and it's presented in absolute walk-in condition. The property benefits from a large ground floor extension as well as an attic conversion.

THE LOUNGE



The beautiful upgraded accommodation comprises a bright and spacious Bay windowed lounge, which given its shape would suit a range of furniture configurations. The room offers a log burner fire which is not just practical these days given the cost of heating but is also guaranteed to complete the cosy comfortable feel of the room on colder winter nights.

THE KITCHEN & UTILITY



The gloss white kitchen looks super clean and makes a fantastic hub around mealtimes. It's perfect for the home, finished in a lovely range of fitted units, with an electric oven and gas hob, American-style fridge freezer and a freestanding under-counter dishwasher. The washing machine is cleverly tucked out of sight within the handy utility room adjacent to the kitchen. It's evident the kitchen is a well-equipped space for any chef to serve up a marvellous meal.



Leading from the kitchen takes the viewer into a superb family room/dining room extension. The patio doors help to flood the room with natural light and lead out perfectly to a hardstanding patio, deck and spacious rear garden.

THE DINING ROOM



The family bathroom is a touch of luxury, bright and fresh with a stylish chrome radiator, finished in a white suite with a mains-fed shower within a Quadrant enclosure, complete with an elegant roll top bath.

THE BATHROOM





There are three good-sized bedrooms in this lovely home, one with built-in wardrobes and all with ample space for free-standing furniture. There is also ample cupboard space throughout the property to help keep everything clutter-free and in its place.

The home is kept warm, comfortable and secure via gas central heating and double glazing.

BEDROOM 1



BEDROOM 2



BEDROOM 3



The low-maintenance rear garden is well-kept, secure and child-friendly. On sunnier days the cool and contemporary sun patio and deck area offers a great place to relax, unwind and enjoy a coffee or a glass of wine at the end of a hard day. The garden benefits from a shed and a charming summer house.

Parking is off-street to the front aspect of the large mono-blocked driveway. This great home would make an ideal buy for so many people or even a great investment property for a smart Buy-To-Let investor.

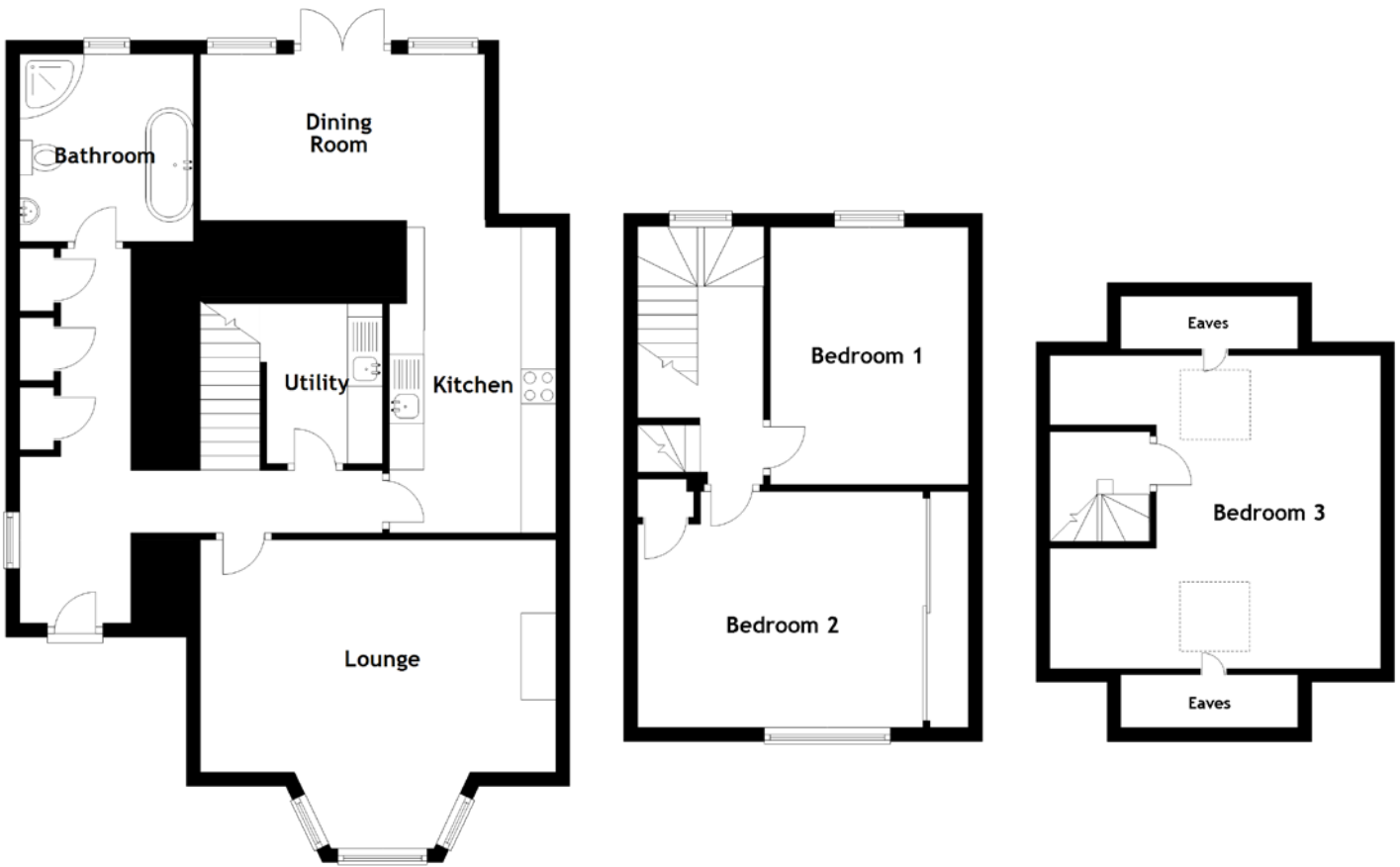
Early viewing is strongly advised for anyone seeking a walk-in condition property with loads of charm and appeal, in a great location.

EXTERNALS & VIEWS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

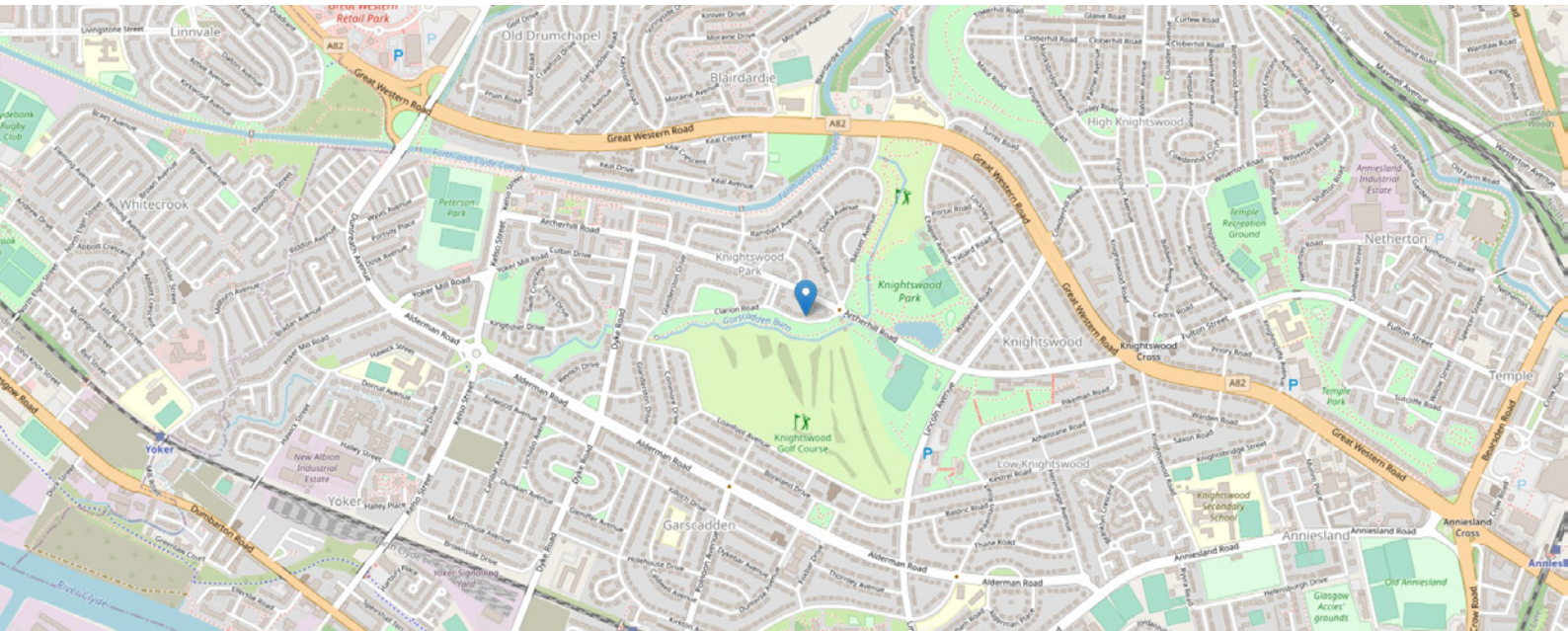
Lounge	5.00m (16'5") x 4.45m (14'7")
Kitchen	4.40m (14'5") x 2.40m (7'10")
Dining Room	4.10m (13'5") x 2.40m (7'10")
Utility	2.30m (7'7") x 1.40m (4'7")
Bathroom	2.70m (8'10") x 2.50m (8'2")
Bedroom 1	3.70m (12'2") x 2.85m (9'4")

Bedroom 2
Bedroom 3

4.15m (13'7") x 3.40m (11'2")
4.75m (15'7") x 4.50m (14'9")

Gross internal floor area (m²): 109m²
EPC Rating: D

Extras: Freestanding appliances may be available by separate negotiation.



THE LOCATION

Situated within the hugely popular and sought after location of "Knightswood", this property would be a super acquisition for anyone given its superb accommodation and excellent neighbourhood community spirit.





Located, only a short distance from local amenities and schooling catchments. Knightswood Primary School, Westerton Primary School and Rowena nursery, which is linked with the Gaelic School and receives additional funding as a Gaelic language base, are all within a short walk. Knightswood and St Thomas Aquinas Secondary schools are also easy reached.

Motorway links along with bus and rail links are only five minutes away. For more relaxing times, there are plenty of parks and the famous Forth and Clyde Canal makes a great cycle path for the family. Part Exchange available.



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Part
Exchange
Available



THE SUNDAY TIMES
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