

148 Dormanside Road

POLLOK, GLASGOW, G53 5XU



*FOUR BEDROOM
SEMI-DETACHED HOUSE*



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Part Exchange available. We are pleased to introduce to the market this spacious three/four-bedroom semi-detached villa which would be a superb acquisition for a wide variety of people looking for their ideal home. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality. Some rooms are in need of decoration, however this is perfect for those looking to put their own stamp on things.

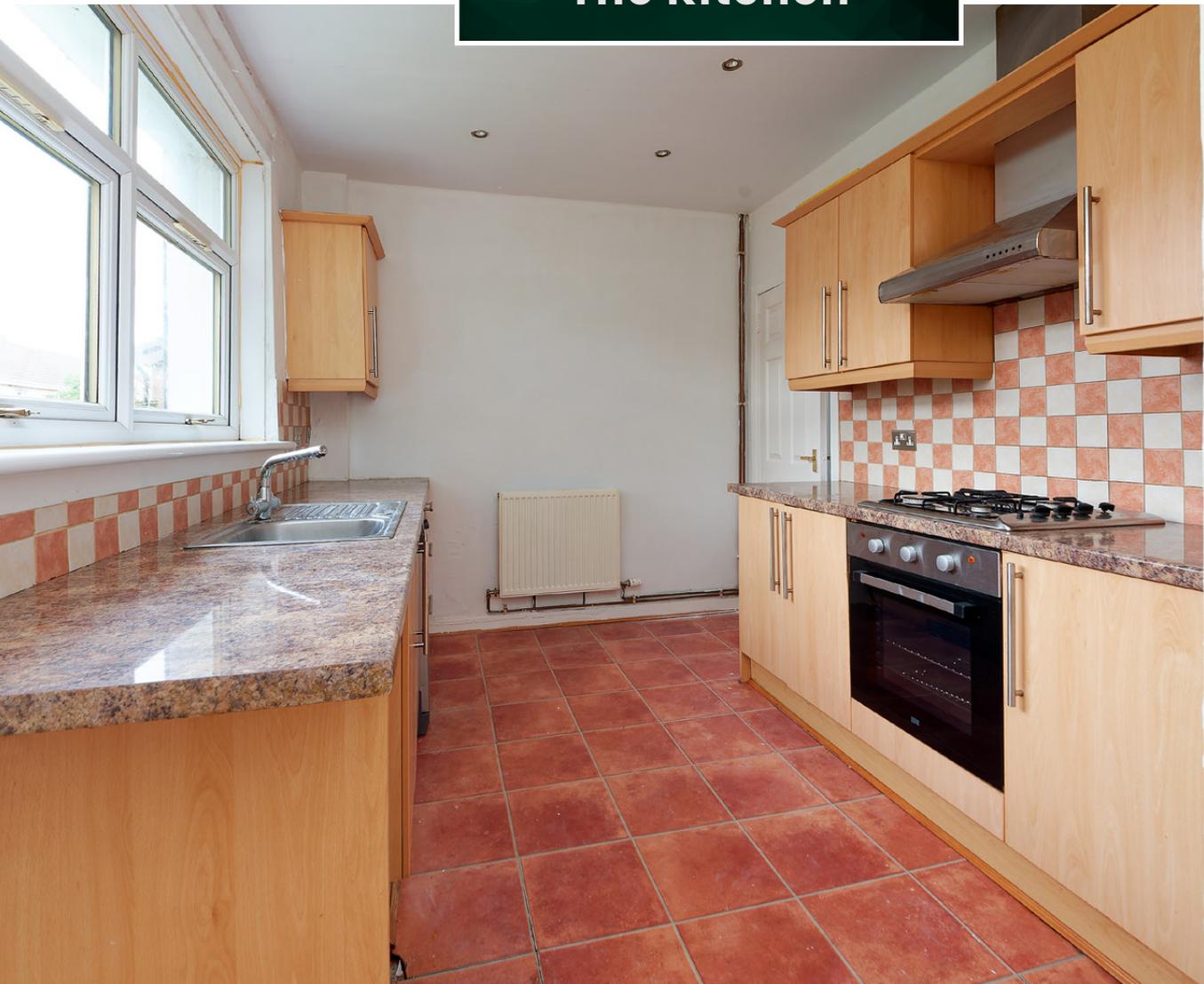
A welcoming hallway entrance leads to all apartments on this level. The formal lounge is flooded with natural light from the picture window to the front aspect and offers a pleasant outlook. The kitchen has a range of floor and wall-mounted units with a contemporary work surface. It has a host of integrated appliances and plumbed space for free-standing appliances.

The first bedroom is located on the ground floor and could easily be transformed to meet each individual purchasers needs and requirements , such as a snug, office or formal dining room.





The Kitchen





Bedroom 1





Journeying upstairs, you will discover a further three bright and airy well-proportioned bedrooms. All of the rooms offer a range of furniture configurations with space for additional free-standing furniture if required. The shower room completes the accommodation on this level.





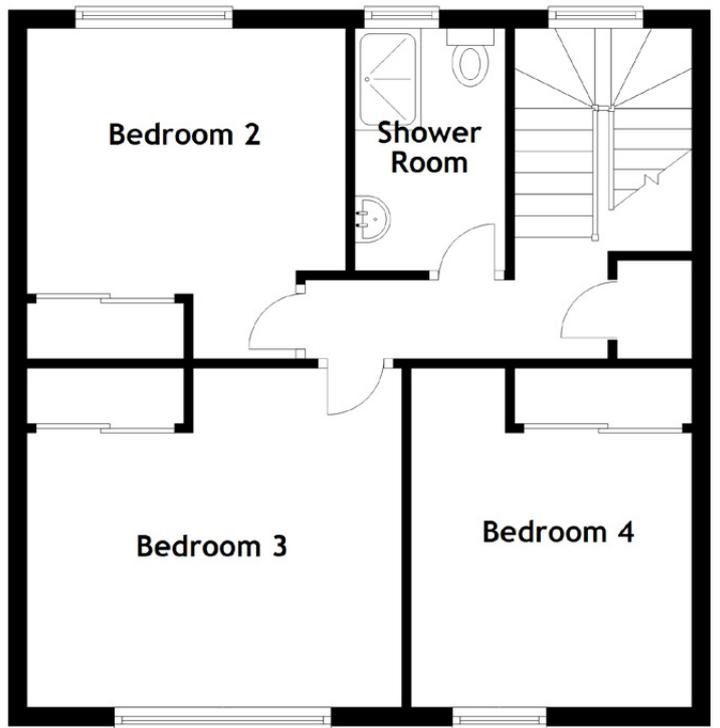
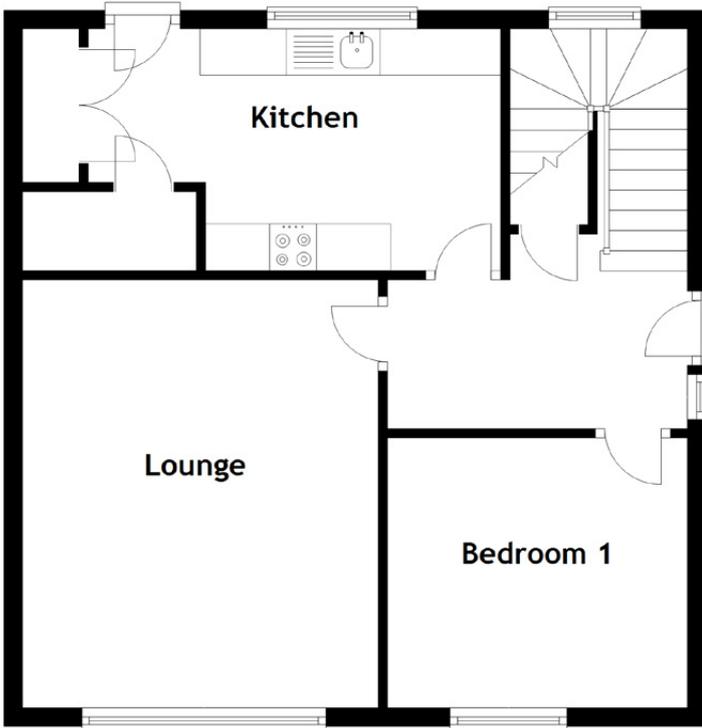
Bedroom 3





Bedroom 4





Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 3.80m (12'5")	Bedroom 4	2.99m (9'10") x 2.00m (6'7")
Kitchen	4.40m (14'5") x 2.60m (8'6")	Shower Room	2.60m (8'7") x 1.60m (5'3")
Bedroom 1	3.20m (10'6") x 2.90m (9'6")		
Bedroom 2	3.40m (11'2") x 2.60m (8'7")	Gross internal floor area (m ²): 105m ²	
Bedroom 3	4.00m (13'2") x 3.65m (12')	EPC Rating: C	



Externally, there are private front and rear gardens and a driveway providing off-road parking. Gas central heating and double glazing are installed.

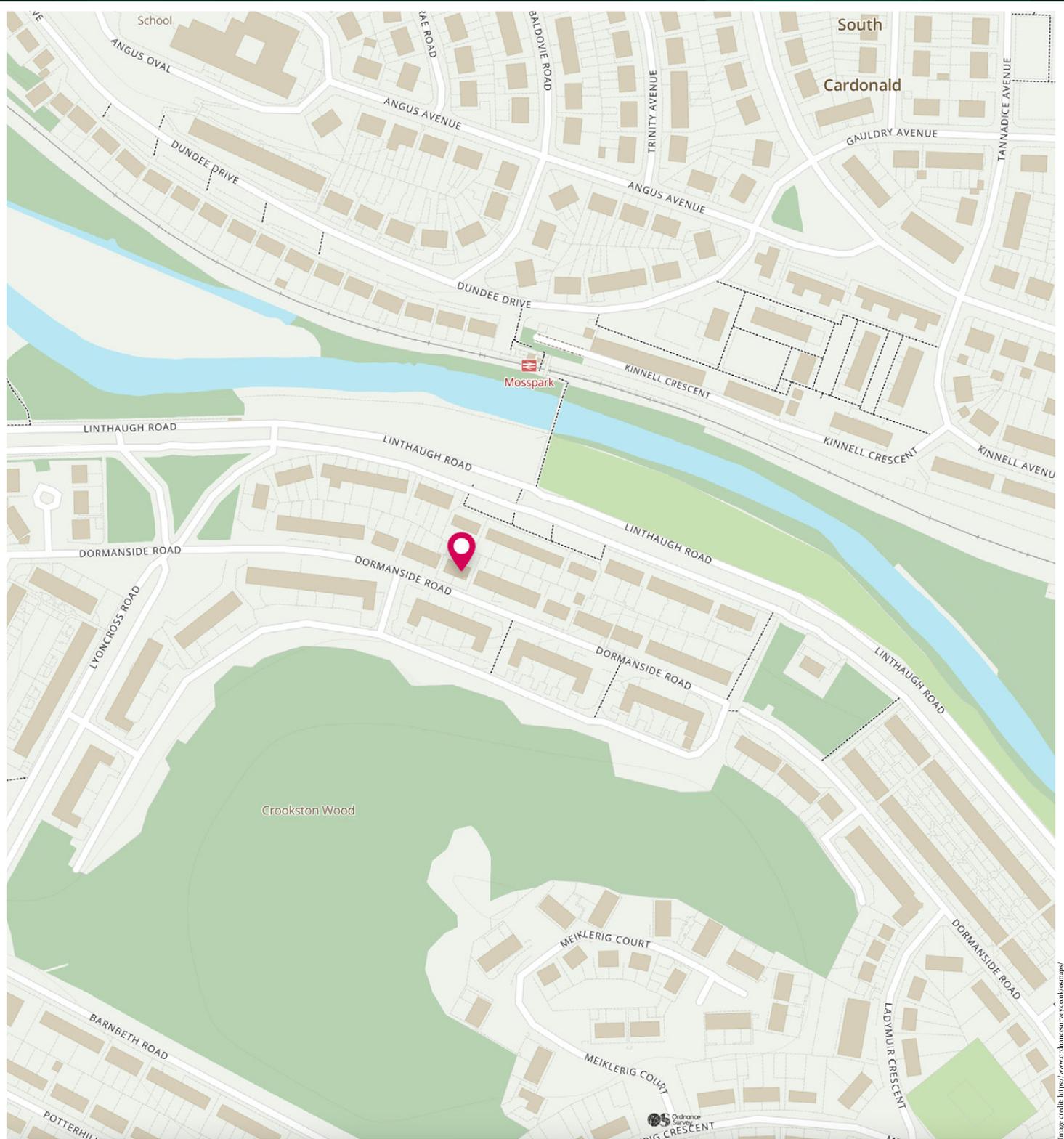




148 Dormanside Road, Pollock is a great place to live and commute from. The transport links by bus and rail are both frequent and close at hand. It is a mere six miles to the heart of Glasgow city centre.

For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is an excellent range of schools and amenities including Silverburn shopping centre all within easy reach, making it a very popular place to call home.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
DIANE KERR
Area Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.