



Excellent Extended 4-bed Semi, With Fantastic Self-contained Accommodation, Walk-in condition.



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We are delighted to offer to the market this first-class extended four-bed semi-detached family home. Set in a perfect and secure position in a quiet cul de sac with a great neighbourly spirit all around it, it's ideal for any family.

This unique home has been thoughtfully upgraded and extended to offer a very spacious and comfortable home with self-contained accommodation which would be ideal for any family with live-in relatives of any age.

The entire property is presented to the market in immaculate condition and is sure to be a popular listing with anyone seeking a very comfortable and adaptable home where all the hard work has already been done.

THE LOUNGE



The accommodation comprises of a bright and very comfortable lounge, benefiting from lots of natural light entering from the bay window. The layout affords a plethora of options regarding furniture configurations.

THE KITCHEN



The generously proportioned kitchen is accessed via double doors and it offers a great place to serve up the family favourites. Fitted with a beautiful range of cream units with a gas hob, electric oven, built-in microwave, washing machine and fridge freezer. The breakfast bar is a really handy addition for busy school mornings or it provides the perfect place to stop and enjoy a coffee.



The self-contained accommodation offers a fantastic modern kitchen with a gas hob, electric oven, washing machine and fridge freezer. Along with a lounge area with doors leading out to the deck and a double bedroom with a fantastic en-suite shower room.

THE LOUNGE/KITCHEN



BEDROOM 4 & EN-SUITE





Upstairs, the family shower room is tastefully tiled with a mains shower enclosure, ensuring an endless supply of piping hot water for long refreshing showers.

THE SHOWER ROOM



There are a further three good sized bedrooms in this lovely home, all with room for freestanding furniture and plenty of natural light. The master bedroom benefits from a sumptuous en-suite shower room.

MASTER BEDROOM & EN-SUITE



BEDROOM 2



BEDROOM 3



THE ATTIC ROOM

As if this wasn't enough, the attic area has been floored and lined and subject to planning and building approval may provide even more accommodation or indeed it could offer a fantastic storage area.



The double glazing and gas central heating help to keep the house secure, warm and comfortable at all times. Off-street parking is via the driveway and the beautiful rear garden is secure, child-friendly and low maintenance. The shed holds the tools necessary for any gardeners needs. On sunnier days, the deck area offers the perfect spot for al-fresco dining with friends and family, or just to relax with a book and a glass of wine.

This is a great home for any family to enjoy or even a first-class investment property for any Buy to let investor. Some properties tick all the boxes and this is definitely one of them. Early viewing is strongly advised to anyone seeking a lovely home, in walk-in condition with even further potential.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	5.25m (17'3") x 4.30m (14'1")
Kitchen	3.40m (11'2") x 3.00m (9'10")
Lounge/Kitchen	6.15m (20'2") x 3.85m (12'8")
Bedroom 4	3.15m (10'4") x 3.05m (10')
En-suite	2.44m (8') x 2.10m (6'11")

First Floor

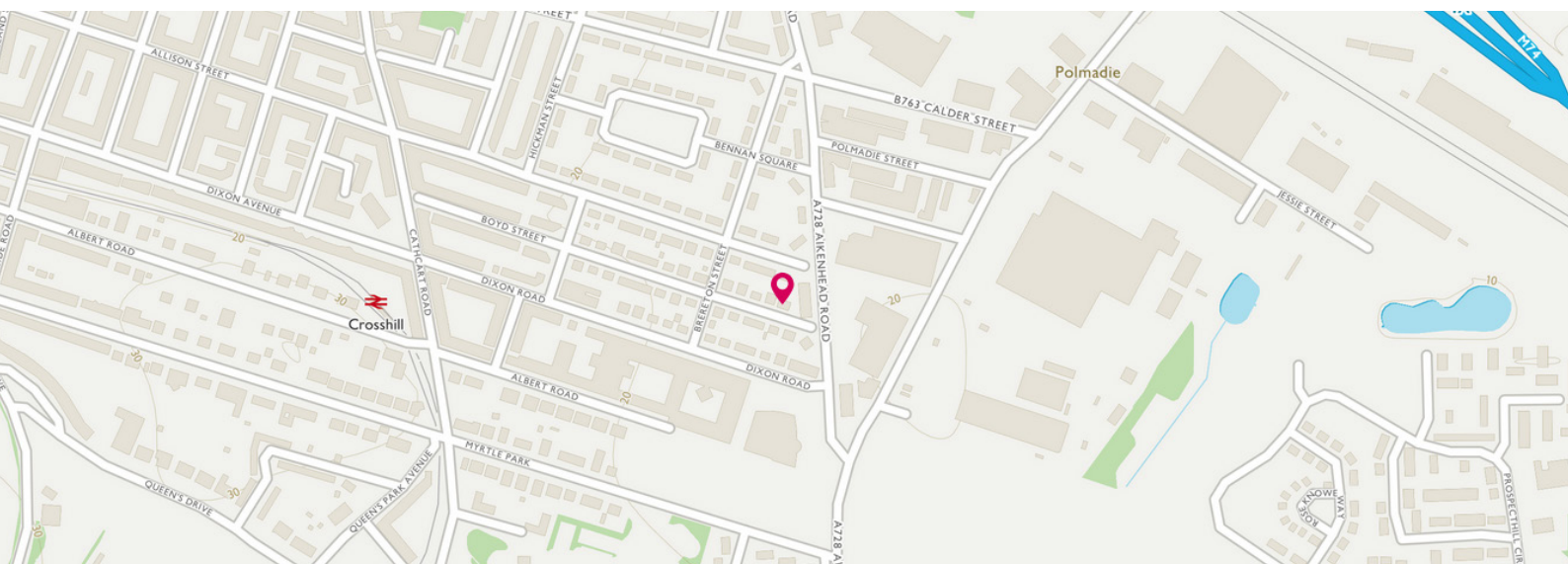
Master Bedroom	4.15m (13'7") x 2.85m (9'4")
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En-suite	1.80m (5'11") x 1.50m (4'11")
Bedroom 2	4.10m (13'5") x 3.40m (11'2")
Bedroom 3	3.40m (11'2") x 3.20m (10'6")
Shower Room	2.10m (6'11") x 1.80m (5'11")

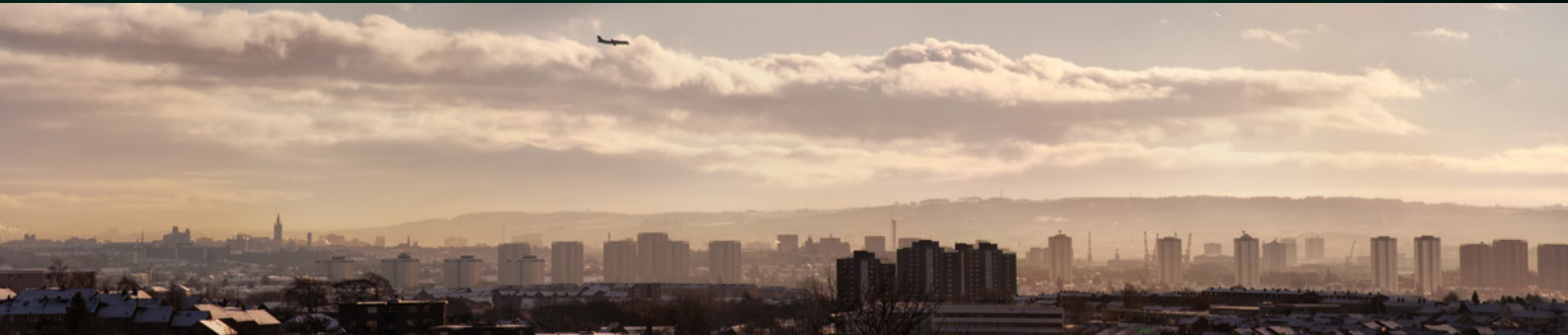
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Attic Room	4.90m (16'1") x 3.85m (12'7")

Gross internal floor area (m²): 115m²

EPC Rating: C



THE LOCATION



Boyd Street 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 ten minutes 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 all within easy reach, making it a very popular place to call home.




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