

14 Guildford Drive

GLASGOW, G33 5ER



Immaculate three-bed detached, walk-in condition, easy access to city centre, low maintenance garden



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We are delighted to offer to the market this immediately impressive and immaculate three-bedroom detached property. This beautiful home is set in a great location which is ideal for any young couple or small family, and given the care and the upgrades that have been lavished upon the property, it is clear to see it is presented in absolutely immaculate condition, and now is actually better than when first new.

THE LOUNGE



Accommodation comprises of a bright and airy lounge, which given the shape of the room would suit a range of furniture configurations. It is immediately apparent the design of the home makes great use of the natural available light, to create a bright, free-flowing, living space that is a joy to experience.

THE KITCHEN/DINER



The kitchen/diner looks fantastic. Finished with a great range of units with an electric oven, gas hob and fridge freezer. It is clear to see the kitchen has been designed with style and functionality in mind and it offers a very efficient workspace. The kitchen is filled with natural light and leads into the ultra-low maintenance and impeccably presented rear garden. The utility room is well-presented and provides space for the family's laundry needs. The downstairs WC is a handy addition for any busy family home.





Upstairs the family bathroom is beautiful, bright and fresh and contains a white suite, including a bath. There are three spacious double bedrooms in this lovely home, all three have ample space for free-standing furniture. The master bedroom benefits from a stunning en-suite, beautifully tiled with a standalone shower enclosure and a mains-fed shower.

THE BATHROOM



BEDROOM 1



The master bedroom benefits from a stunning en-suite



BEDROOM 2



BEDROOM 3

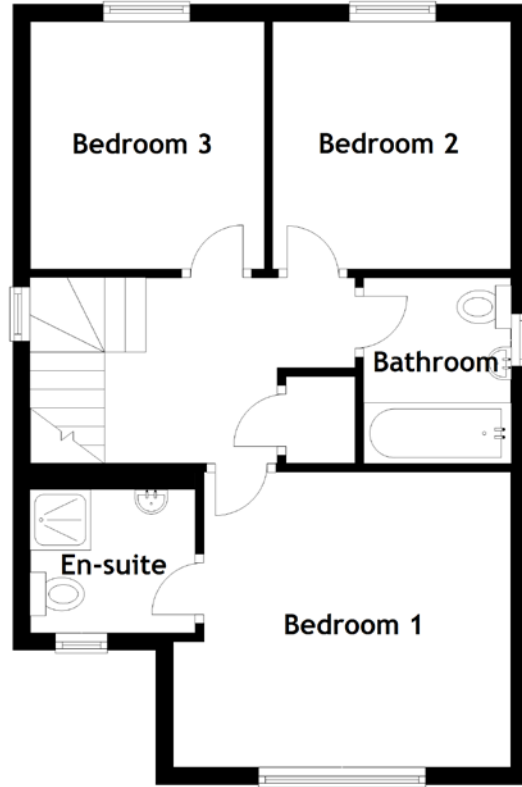
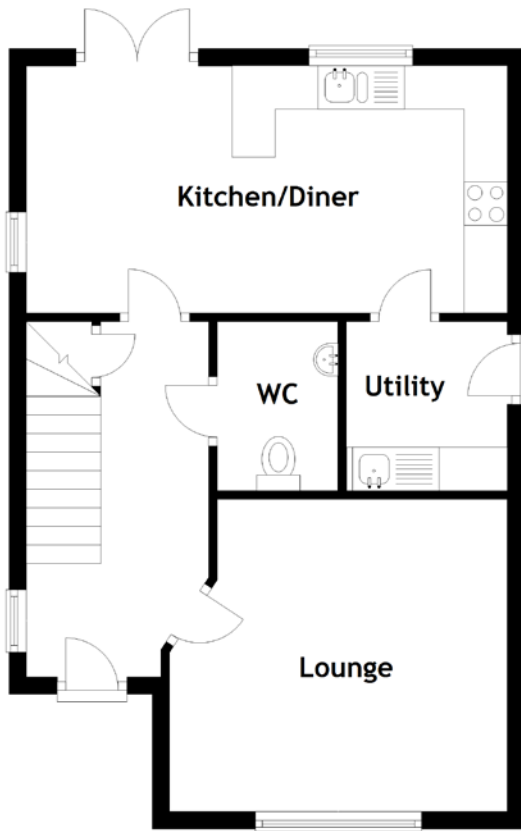


The property is kept warm and comfortable, via the double glazing and gas central heating. Parking is provided on-street and to the rear aspect of the property. The low-maintenance rear garden is impeccable and enjoys the sun all day long, perfect for those long summer days, it's private, secure, pet and child-friendly, and on sunnier days offers a fantastic space to relax. Early viewing is recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

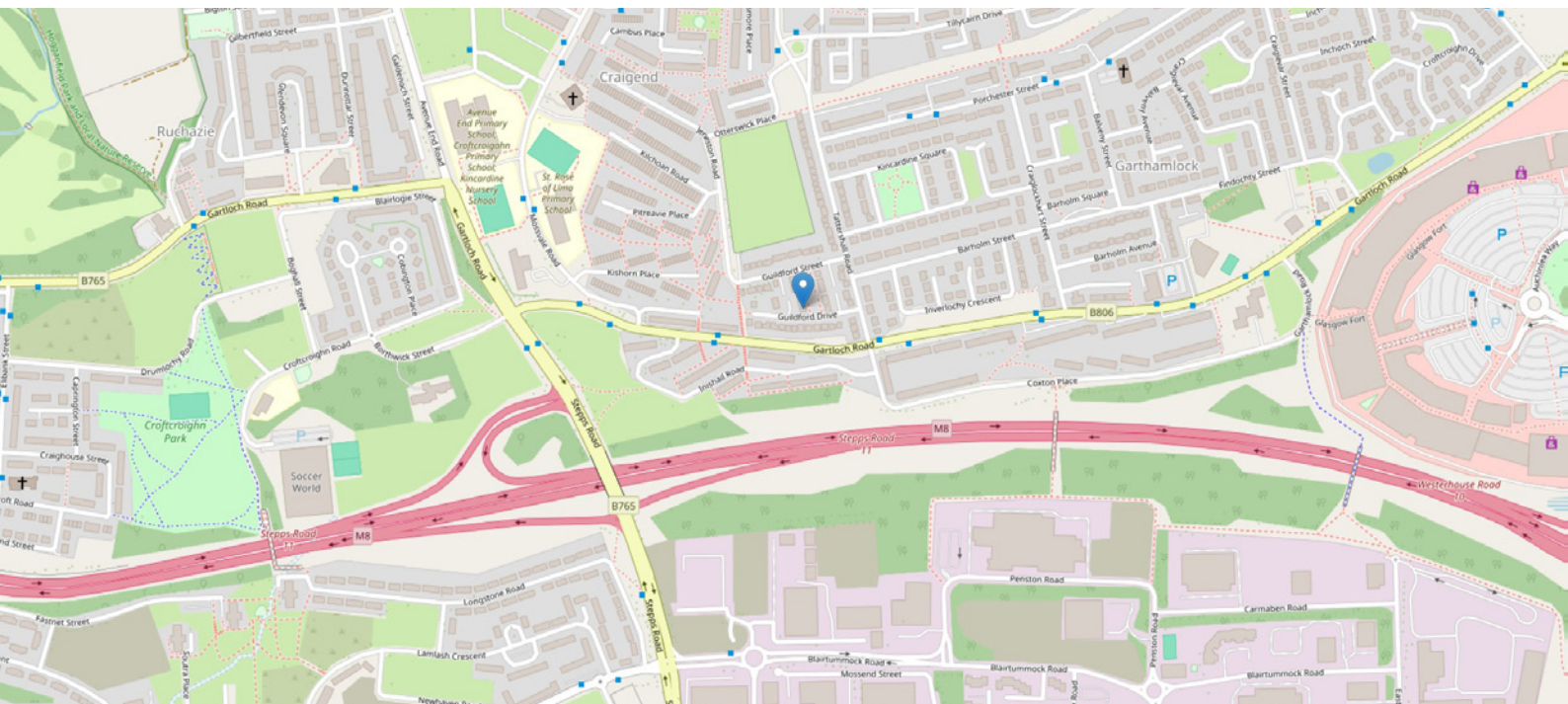


Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	5.55m (18'3") x 2.85m (9'4")
Utility	1.95m (6'5") x 1.85m (6'1")
Lounge	3.90m (12'10") x 3.60m (11'10")
WC	1.95m (6'5") x 1.40m (4'7")
Bathroom	2.15m (7') x 1.70m (5'7")

Bedroom 1	3.90m (12'10") x 3.40m (11'2")
En-suite	1.90m (6'3") x 1.60m (5'3")
Bedroom 2	2.90m (9'6") x 2.80m (9'2")
Bedroom 3	2.90m (9'6") x 2.70m (8'10")

Gross internal floor area (m²): 92m²
EPC Rating: C



THE LOCATION

Guildford Drive is a great place to live and commute from. The area offers local shopping which will cater for most needs with the Glasgow Fort being on the doorstep.





The Fort has a fantastic selection of shops, a cinema and restaurants. More extensive shopping can be found in Glasgow city centre. Transport facilities include access to regular bus services to central Glasgow and other destinations. Motorway access is also convenient, making it an ideal location for commuters.



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