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THE LOCATION

The Hurlet is a highly desirable and convenient suburb with a vast array of local amenities. Nearby facilities include numerous parks, golf courses, whilst local supermarkets, shopping malls and retail parks,

such as Silverburn and Braehead offer convenient shopping. The local area is well provided for in terms of nursery, primary, secondary, further education

facilities, doctors surgeries and dentists.

The Hurlet is ideally positioned for access to Glasgow City Centre by car or public transport and is within

easy access to Glasgow Airport, the central belt and west coast.



THE PROPERTY

We are delighted to introduce to the market this striking three bedroom detached villa which would make an ideal home for a growing family. Inside this property, you will find exceptional design and an inspired layout over two levels which

provides light-filled and spacious accommodation. The property itself is deceptively spacious and provides a highly successful marriage of proportioned apartments. Great emphasis has been placed on the creation of easily managed and

free-flowing space on a bright and fresh layout. The welcoming reception hallway leads into the bright and airy lounge come dining area, which will be popular with all members of the

family. The kitchen has been fitted to include a good range of modern floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It comes complete with a host of integrated appliances. A

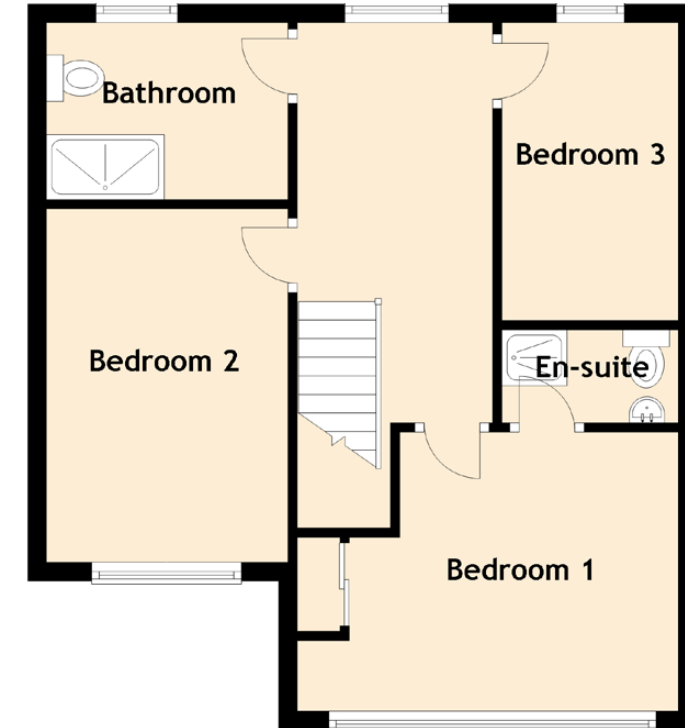
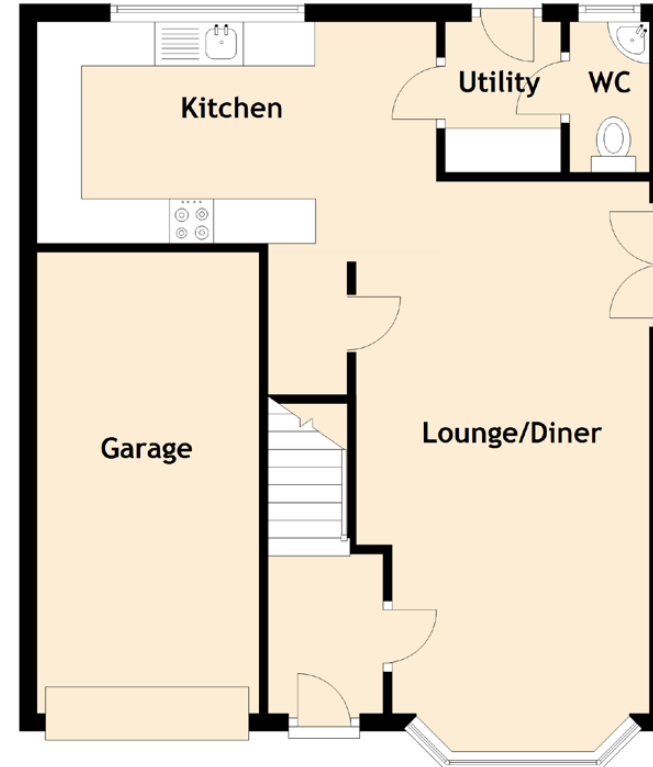
useful utility room with adequate space for washing machine and tumble dryer is accessed from the kitchen with a WC thereafter. On the upper level, you will find three well-proportioned bedrooms. All of the bedrooms have a range

of furniture configurations and additional space for free-standing furniture if required. The master bedroom is further complemented with an impressive en-suite. A contemporary family bathroom completes the impressive

accommodation internally.

Externally, to the front, there is a driveway providing off road parking with garage thereafter. The rear garden is a real suntrap and will be popular in summer

months when entertaining friends and family. The neighbourhood also has a great community spirit. The high specifications of this family home also include double glazing and gas central heating for additional comfort.



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.30m (20'8") x 3.30m (10'10")
Kitchen	4.50m (14'9") x 2.50m (8'2")
Garage	5.20m (17'1") x 2.50m (8'2")
WC	1.70m (5'7") x 0.90m (2'11")
Bedroom 1	4.10m (13'5") x 3.00m (9'10")
En-suite	1.90m (6'3") x 1.00m (3'3")
Bedroom 2	3.80m (12'6") x 2.60m (8'6")
Bedroom 3	3.20m (10'6") x 1.90m (6'3")
Bathroom	2.60m (8'6") x 1.90m (6'3")

Gross internal floor area (m²): 85m² | EPC Rating: C

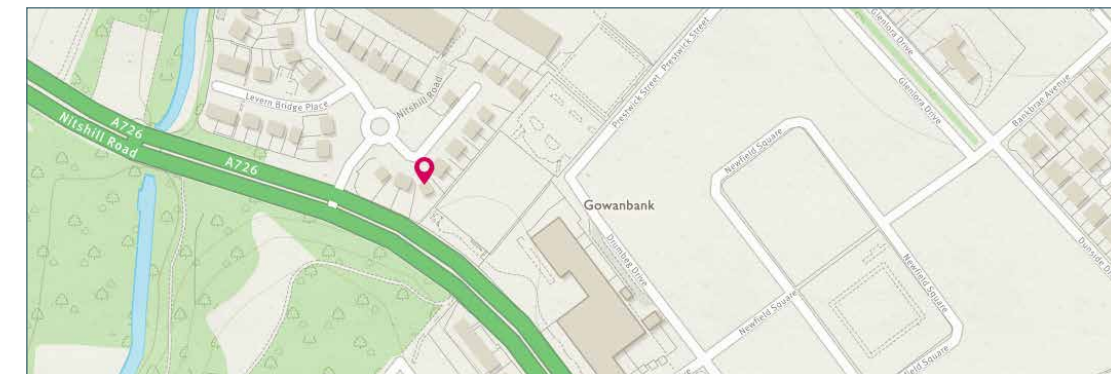


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