

5 Archerfield Grove

TOLLGROSS, GLASGOW, G32 8DF



*EXCELLENT TWO BEDROOM SEMI-DETACHED HOME,
CONSERVATORY, WALK-IN CONDITION*



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5 Archerfield Grove

We are delighted to bring to the market this excellent two bed semi-detached home, set in a popular family-friendly street that's known for its neighbourly spirit.

This delightful and charming property makes a perfect place to come home to and it's presented in excellent condition, which also includes a conservatory, modern kitchen, stunning new shower room and new central heating boiler.





The Lounge

The accommodation comprises of a bright and spacious lounge, which given its shape would suit a range of furniture configurations. The French doors help to flood the room with natural light and lead out perfectly to a fantastic Conservatory and private back garden area.

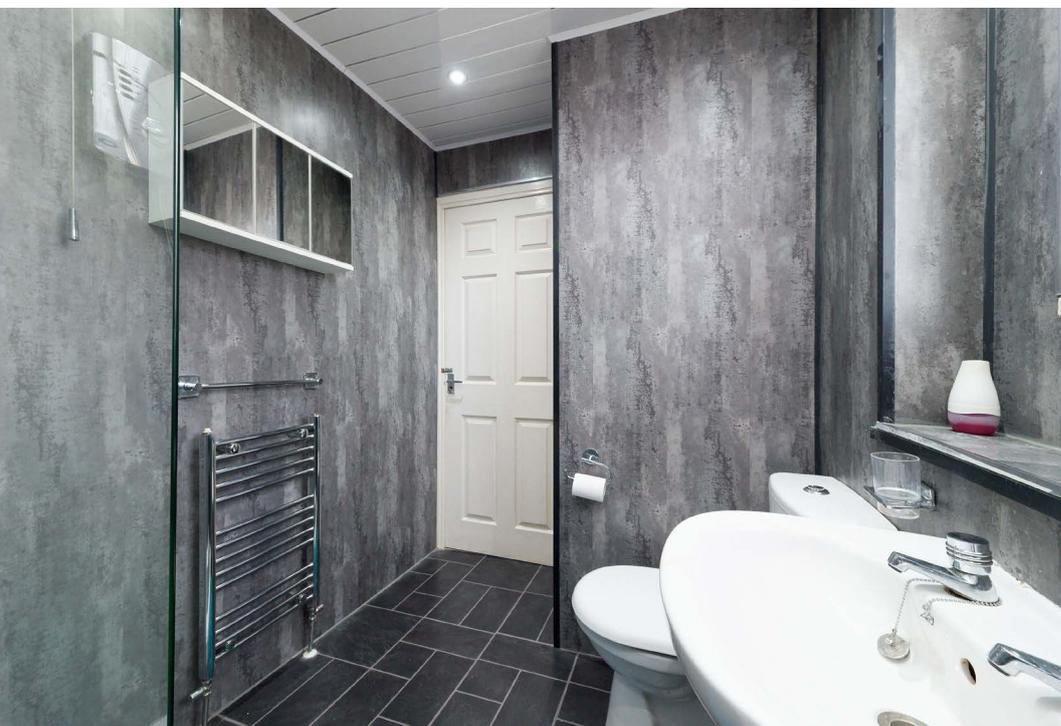




The kitchen looks great and makes a fantastic hub around mealtimes. It's perfect for the home, finished in a range of fitted units, with an electric oven and gas hob, with space for a free-standing fridge freezer, washing machine and tumble dryer. It's a well-equipped space for any chef to serve up a marvellous meal.



Kitchen & Conservatory



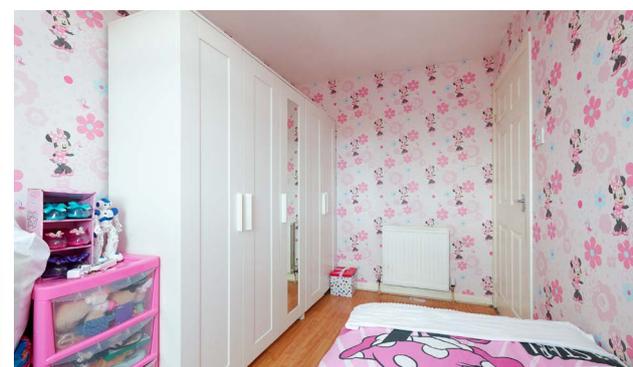
The family shower room is a touch of luxury, bright and fresh with a stylish chrome radiator, finished in a white suite with a mains shower enclosure. The designer wet wall panels mean it's easy to keep it looking great and the mains supply ensures there will always be an endless supply of hot water for long refreshing showers.

Shower Room

The Bedrooms



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



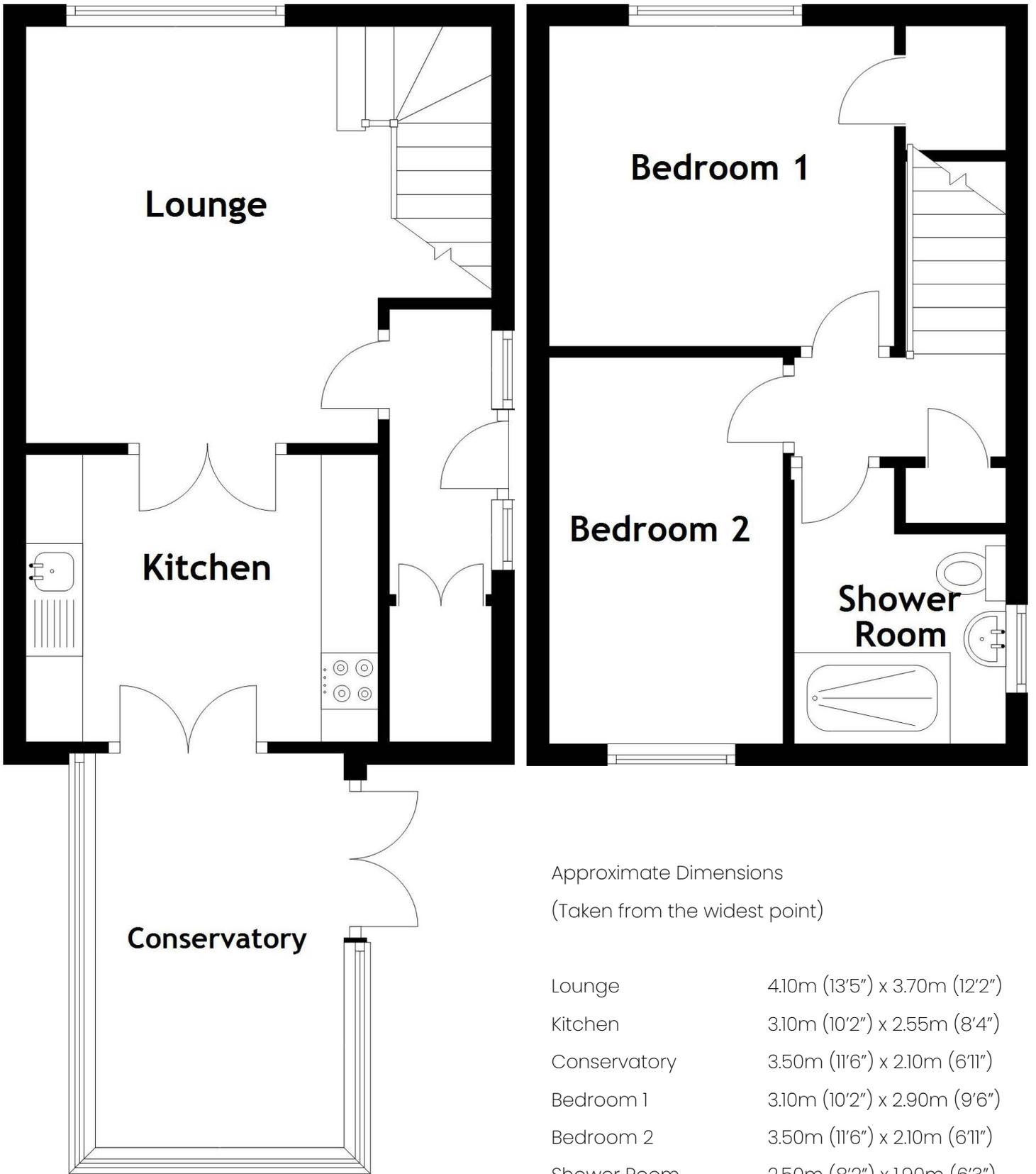


The Garden

The home is kept warm and comfortable via double glazing and gas central heating with a recently fitted new boiler. The gardens are low maintenance, with the rear garden space being both secure and child-friendly. On sunnier days it offers a great place to relax, unwind and enjoy a coffee or a glass of wine at the end of a hard day.

Parking is provided for several cars via the mono-blocked driveway and there's a handy garden shed. This great home would make an ideal buy for first-time buyers, young couples, or small families. Early viewing is strongly advised for anyone seeking a walk-in condition property with loads of charm and appeal.



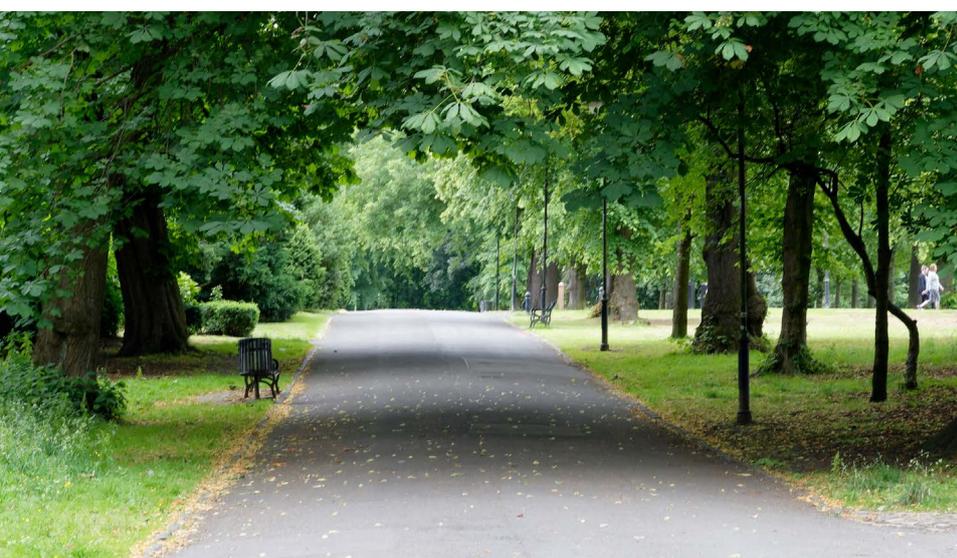


Approximate Dimensions
(Taken from the widest point)

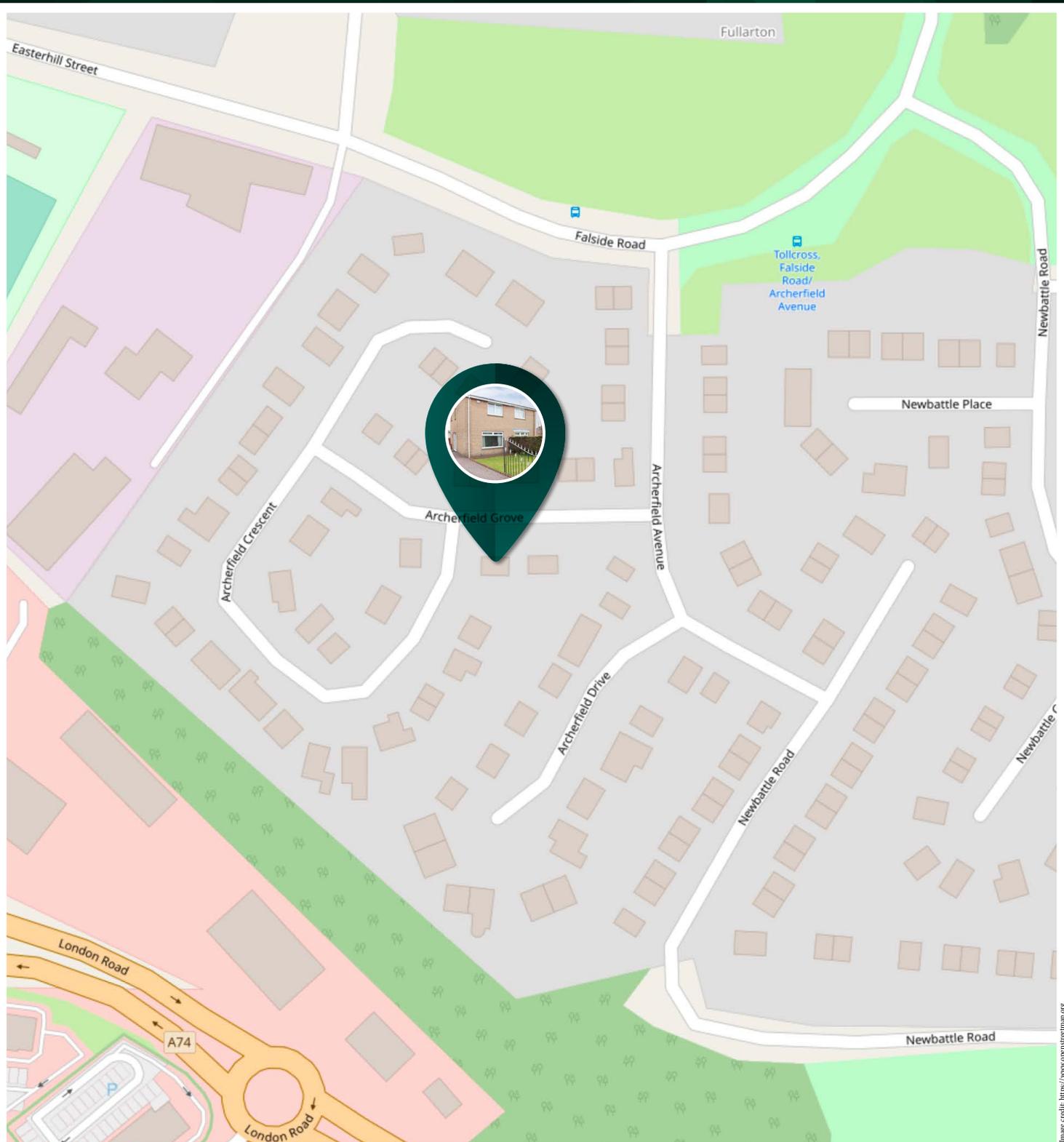
Lounge	4.10m (13'5") x 3.70m (12'2")
Kitchen	3.10m (10'2") x 2.55m (8'4")
Conservatory	3.50m (11'6") x 2.10m (6'11")
Bedroom 1	3.10m (10'2") x 2.90m (9'6")
Bedroom 2	3.50m (11'6") x 2.10m (6'11")
Shower Room	2.50m (8'2") x 1.90m (6'3")

Gross internal floor area (m²): 63m²

EPC Rating: C



The popular area of Tollcross provides easy transport road links for any commuter. Only 5 minutes to the M74 motorway network, meaning Glasgow/Edinburgh/Stirling and Ayrshire are all quickly and easily accessible. There are a good range of schools at both primary and secondary levels all within easy reach. Carmyle Primary, Eastbank, Bannerman and St Andrews secondary schools. There is also a wealth of shopping choices nearby, with the Parkhead Forge being within a 10-minute drive.



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