



GLASGOW - 49 Craigieburn Gardens, G20 0NU

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RARELY AVAILABLE ENJOYING A CORNER SITE IN A QUIET CUL-DE-SAC LOCATION THIS SEMI-DETACHED VILLA OFFERS COMFORTABLE ACCOMMODATION IDEALLY CLOSE TO ALL AMENITIES

Accommodation comprises open plan lounge/kitchen, one bedroom and bathroom.

Outside to the side there is off street parking.



Price

Offers should be submitted in Scottish legal form to the Sole Selling Agents, G&S Properties, Exchange House, 50 Drymen Road, Bearsden, G61 2RH.

The Home Report can be accessed at:-
www.sellerspack.co.uk
Postcode: G20 0NU

Services

The property is connected to mains water, gas, electricity and drainage. Heating is by means of gas fired central heating system also heating domestic hot water supply. The property benefits from UPVC double glazed sealed units throughout.

Fixtures & Fittings included in the sale:

All fitted floor coverings, curtains and blinds. All integrated appliances.

Vendor

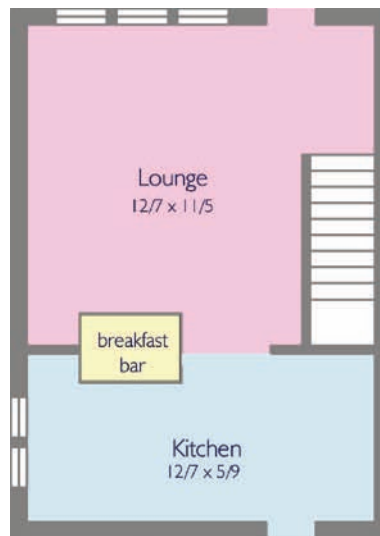
Clients of G&S Properties

Negotiator

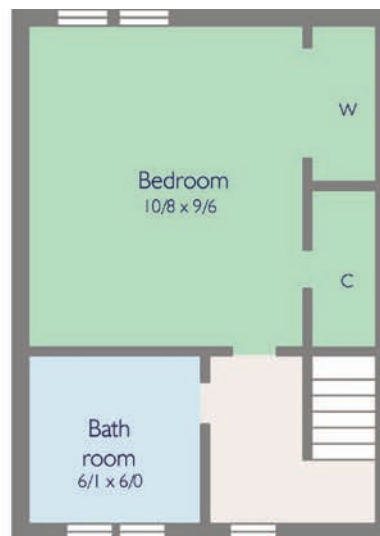
Anne MacColl/Mark Adams

Reference

3506

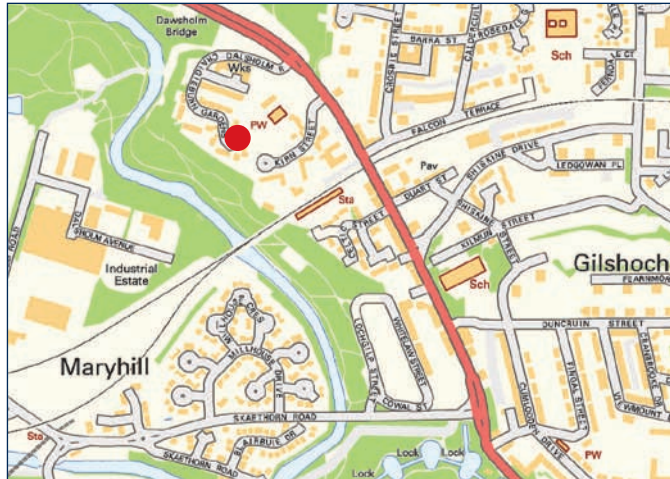


Ground Floor Plan



First Floor Plan

| | |
|--------------------|---------------|
| Entrance Hall | |
| Lounge/Dining Room | 12'7" x 11'5" |
| Kitchen | 12'7" x 5'9" |
| Bathroom | 6'1" x 6'0" |
| Bedroom | 10'8" x 9'6" |



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Travel Directions

From the agents office on Drymen Road Head south-east on Drymen Rd/A809 towards W Chapelton Ave, continue up west Chapelton Ave and turn right onto Milngavie Road, use any lane to turn right onto Maryhill Rd/A81, continue along Maryhill Road then turn right onto Dawsholm Road, continue to Craigieburn Gardens where no 49 lies to your left, marked red on the attached map.

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested. We have not tested any electrical or other appliance/equipment and purchaser should make their own enquiries. No warranty is given. All sizes are approximate only. Plan is schematic only.

G & S Properties give notice that:

- 1) These particulars do not form any part of an offer or contract.
- 2) They are intended to give a fair description of the property, but neither G & S Properties nor the vendor accepts responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.

Head Office

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G61 2RH

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