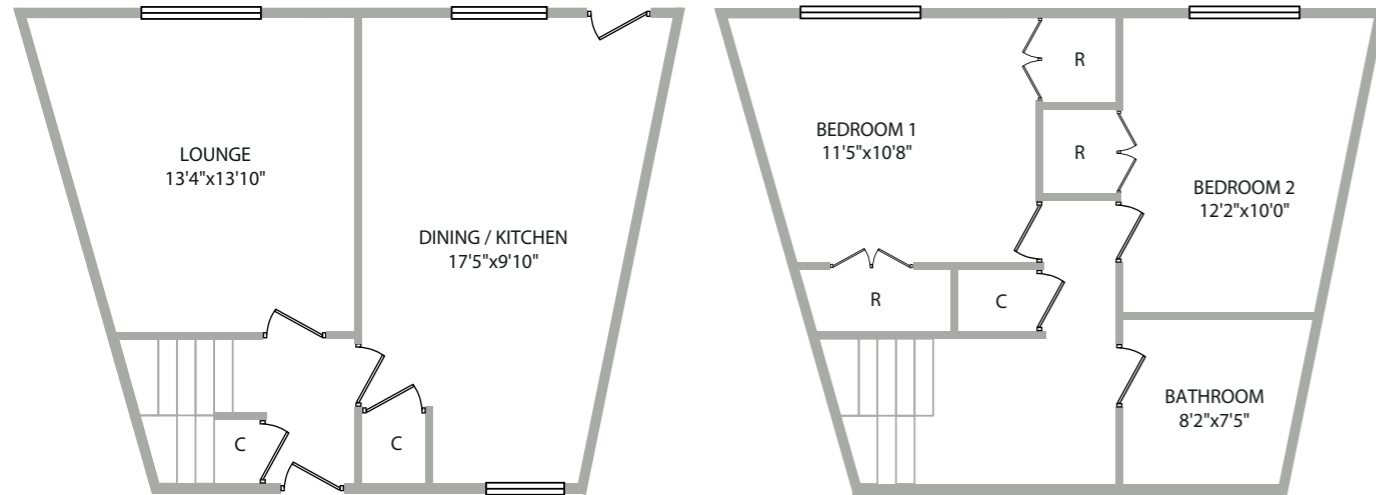




www.caledoniaproperty.co.uk

## Laurence Gardens Glasgow G15 8AH



Scotland's quality online estate agent with a High Street presence.

Your local High Street office: 2 Dumbarton Rd, Clydebank G81 1TU . T. 0141 952 2284 E. clydebank@caledoniaproperty.co.uk

Please Note - Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute and offer to sell. All area and room measurements are approximate only. No services, equipment or central heating have been tested and no warranty is given or implied that these are in working order or that they are connected to supply. Buyers are advised to see their own verification in this regard.



## Laurence Gardens Glasgow G15 8AH



www.caledoniaproperty.co.uk







**Laurence Gardens  
Glasgow G15 8AH**

Extensively upgraded by the vendors throughout it three / four apartments, this immaculate mid terraced villa must be viewed to be appreciated throughout accommodation which is tastefully decorated and well laid out for family living.



The light and bright accommodation comprises Hall with gloss white tiled flooring, storage cupboard off and stairs leading to upper apartments. The rear facing sumptuous lounge has rear facing windows, and ample space for three piece suite and substantial lounge furniture. The superb, full length dining kitchen boasts a wide array of floor and wall mounted gloss fronted storage units with co-ordinating worktops, inset appliances, space for table and chairs and access door leading out to the rear garden.

Access is gained to the upper landing via a turning staircase with sunken LED floor lights to the upper landing which has storage cupboard off and access gained to the family bathroom and two double bedrooms both of which boast in-built storage wardrobes. Further features include gas central heating, double glazing, driveway to the front and enclosed rear gardens with lawn and deck provided. Early viewing is recommended as the agents anticipate a great response to their marketing endeavours for this truly fabulous property.

Drumchapel is located on the edge of Glasgow and is a popular location for commuters into the city. Easy access to Great Western Road mean the city centre is only 15 minutes away by car or public transport. Furthermore, it has local shopping and schooling readily available and the popular Great Western Retail Park is only moments away. There are also excellent facilities for sport and leisure within the vicinity.

**Offers Over:** £109,995

**Viewing:**  
by appointment with  
Caledonia Property

**0141 952 2284**

**EPC:** Band C  
**Ref No:** C1387

