



**86 MUIRSKEITH ROAD**  
NEWLANDS

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c o r u m



**3 | BEDROOMS**

**1 | BATHROOMS**

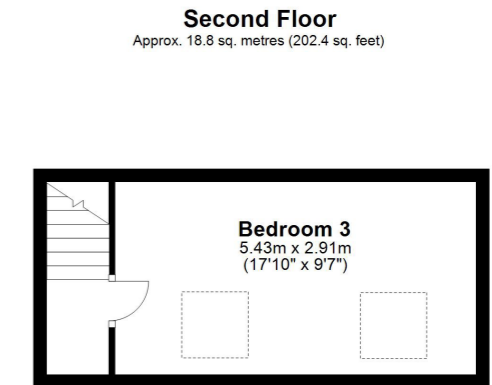
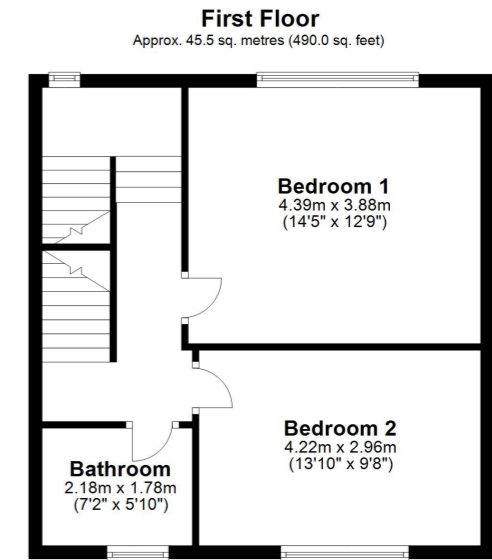
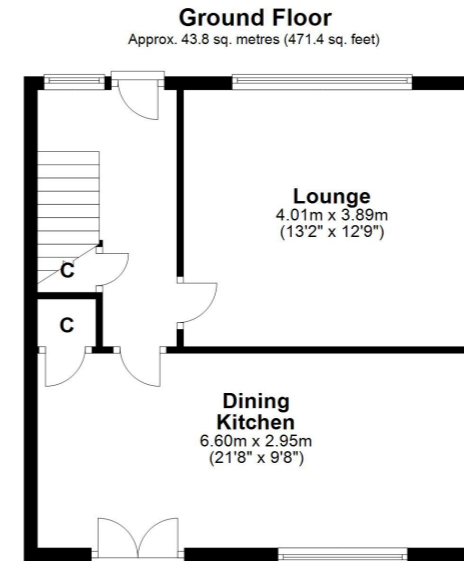
**1 | PUBLIC ROOMS**

**Set in beautifully maintained grounds in this highly sought after residential pocket, a semi detached villa which has been comprehensively upgraded and recon gured by the current owners.**

The complete accommodation extends to reception hallway, superb main lounge with picture window to front and feature recessed TV wall, beautifully fitted kitchen which is open plan to dining area with direct access to decking and private enclosed rear gardens. The original staircase leads to first floor level revealing two substantial double bedrooms and a main family bathroom which has white sanitaryware, attractive tiling and shower over bath. A further fixed staircase leads to a converted attic, which now has a generous third bedroom with two large Velux windows making the most of the natural light. Access to eaves storage is available also.

The specification includes gas central heating and double glazing. There are garden grounds are particularly generous to the front and rear with a driveway to the side providing off street parking and leading to a detached timber garage. The rear gardens have been beautifully landscaped with broad areas of decking and a large expanse of lawn. They enjoy a good degree of privacy and are fully enclosed, South West facing.





The property is positioned within walking distance of shops and amenities within approximately 100 yards, more extensive amenities are available upon Clarkston Road, Kilmarnock Road and Fenwick Road where thriving coffee shops, restaurants and delicatessens can be found. Further amenities are available at the Sainsbury's store at Muirend, the Morrisons' store at Newlands or Giffnock, or the shopping mall at Silverburn, a short drive to the West.

Recreational pursuits are varied including well maintained municipal parks, health clubs/gyms, golf courses both public and private.

**SS4140** | Sat Nav: 86 Muirskeith Road, Newlands, G43 2LX For

the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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