



# 50 WOODFOOT QUADRANT

## GLASGOW

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)







- 4 | BEDROOMS
- 2 | BATHROOMS
- 1 | PUBLIC ROOM

Located within the highly sought after Parklands Estate lies this impressive 4-bedroom modern detached villa presented in immaculate condition throughout.

Located within the highly sought after Parklands Estate lies this impressive four bedroom modern detached villa is presented in immaculate condition throughout with a high specification and contemporary décor. Enjoying a lovely position within this popular residential development built by respected house builder Persimmon Homes, the subjects offer a turnkey solution to the local marketplace.

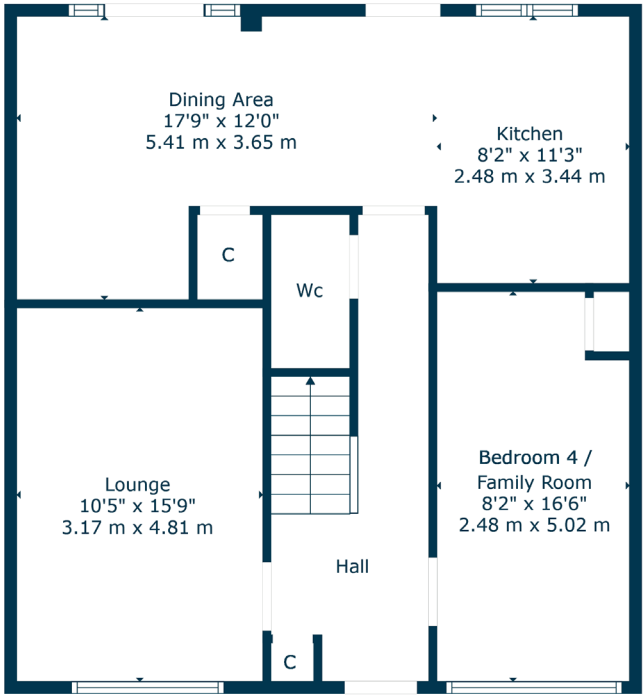
The ground floor accommodation extends to traditional reception hallway, generous formal lounge to front, converted garage allowing use for fourth bedroom or additional family room and fantastic open plan modern fitted kitchen with a range of wall and base mounted units. French doors to rear gardens, and downstairs WC. Upstairs a bright and spacious landing gives access to generous principal bedroom with en-suite shower room, two further well-proportioned bedrooms and modern main family bathroom. Additional storage provided by way of attic space. The specification includes a system of gas central heating, double glazing and the subjects are well presented and decorated throughout.

Externally the property is set within private, level, easily maintained, landscaped garden grounds with lawn, patio areas and external storage. Said gardens are fully enclosed and secure. Driveway to the side of the property providing ample vehicular parking.

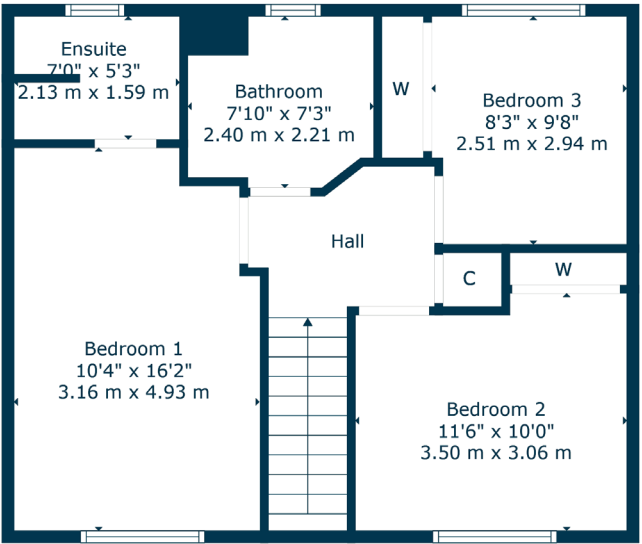








Ground Floor



1st Floor

The Parklands Estate is within close proximity to a full range of amenities, facilities, shops and popular schooling. There are excellent motorway networks to Glasgow and the Ayrshire coast and Silverburn shopping centre is just over 2 miles away. Just minutes from the A726 allowing access east to Paisley and north via the M77 to Glasgow City Centre. Edinburgh can be reached in little over an hour. Both Nitshill and Priesthill & Darnley Railway Stations offer regular and direct services to both Glasgow and Barrhead.

**NM4404** | Sat Nav: 50 Woodfoot Quadrant, Glasgow, G53 7JP

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.





WE'RE **SOLD** ON  
YOUR FUTURE



Corum Newton Mearns  
134 Ayr Road, Newton Mearns, G77 6EG

**Tel:** 0141 639 5888

**Email:** [n.mearns@corumproperty.co.uk](mailto:n.mearns@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)