



**89 FARNE DRIVE**  
SIMSHILL

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### 3 | BEDROOMS

### 1 | BATHROOM

### 2 | PUBLIC ROOMS

**A beautifully upgraded three bedroom semi-detached home with private driveway parking, landscaped gardens and excellent attic room**

A well proportioned three bedroom semi-detached home benefitting from garden grounds to the front and rear that have been thoughtfully landscaped to make the most of the space. The property offers driveway parking for a number of vehicles and valuable cellar space.

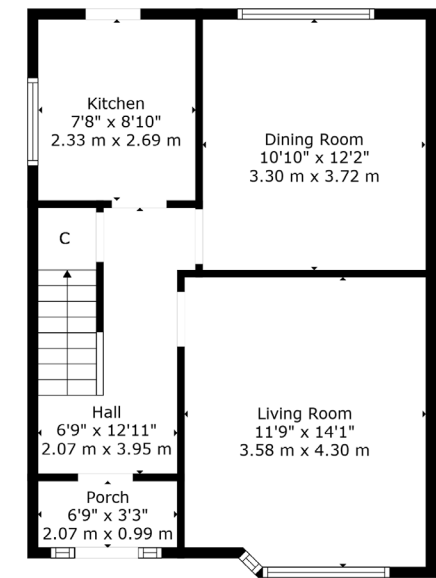
The current owners have upgraded and modernised the property, which now offers a walk-in proposition for any incoming purchaser. The complete accommodation extends to: welcoming hallway with under stair cupboard, bay windowed lounge to the front and formal dining room overlooking the rear gardens. Situated at the rear, and giving access to the rear gardens, is a lovely fitted kitchen offering a broad range of units and integrated appliances. An original staircase leads to first floor revealing three bedrooms and a modern three piece bathroom, with a further fixed staircase leading to a floored and lined attic room with WC off.

Further features of the property include gas central heating and double glazing. Basement cellar with plenty of storage / workshop space. The garden grounds to the rear are fully enclosed and enjoy a broad expanse of decking, ideal for outside dining and an area of lawn.

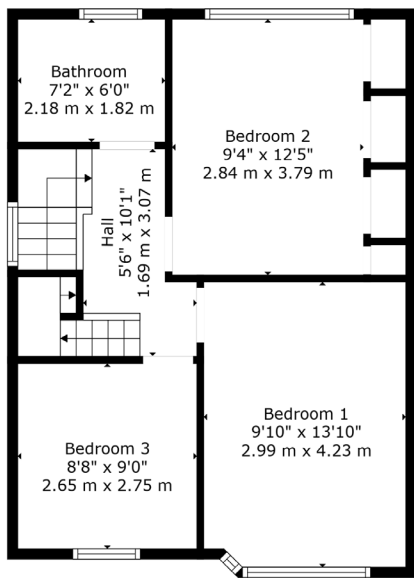




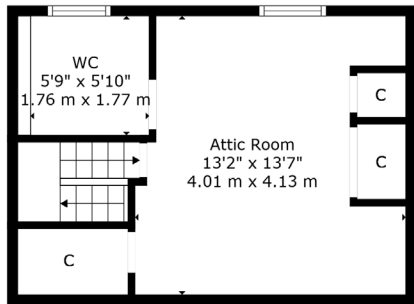
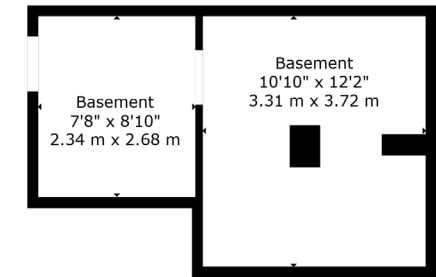




Ground Floor



1st Floor



89 Farne Drive is within walking distance of local shops and amenities upon Carmunnock Road or Aikenhead Road whilst more extensive amenities can be found at ASDA in Toryglen, the Sainsburys store at Muirend or the Kingsgate retail mall at East Kilbride, a short drive away. The property is also ideally situated with close proximity to Cathcart, Battlefield and Shawlands where a diverse array of shops, coffee houses, restaurants, and bars are found.

Recreational pursuits in the general area are varied including well maintained municipal parks, health clubs/gyms and both public and private golf courses. Linn Park is within walking distance of the property providing ample outdoor recreational space. Highly regarded schooling is available locally at primary and secondary level.

**SS5131** | Sat Nav: 89 Farne Drive, Simshill, G44 5DQ

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





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