



## Detached House

32 Mulben Terrace, Crookston, GLASGOW, G53 7LE

**Offers Over £220,000**



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## Description

This beautifully presented detached villa offers super family accommodation and enjoys a much admired address tucked away in quiet residential cul-de-sac. Sitting on an enviable corner plot this home has been very well maintained and boasts a number of impressive features including the fresh decor, solid wood internal doors and modern central heating system. There is also fabulous outdoor space to be enjoyed with south west facing rear gardens and patio.

Inside an entrance vestibule welcomes you in and leads on to the main reception hall. A window formation lends light to this entrance area and a door leads to the very well appointed w.c with window to the side elevation. The lounge is a very comfortable reception room with focal point of a feature fireplace. A broad window formation allows plenty of natural light to flood in to this room and frames the pleasant aspects to the front. The dining room is accessed from the lounge and is another great space to relax and entertain family and friends. French doors lead directly out to the patio and garden. The kitchen is of excellent proportion with space for table and chairs. There is a range of units and worktops with integrated hob and oven. There is also ample space for a fridge and dishwasher. A large window formation over looks to the rear garden. A door from this kitchen leads to the utility room which has further units and worktops and space for further appliances. The gas central heating boiler is housed to one wall. A door, with window adjacent, provides access to the gardens.



Upstairs the landing links to the three bedrooms and bathroom. There is a handy linen cupboard and ceiling hatch to the attic space. All three bedrooms are neatly presented. Bedrooms one and two are excellent sized double rooms and bedroom three is a nicely proportioned single room. Worth particular mention are the terrific views from the front bedrooms across the neighbouring rooftops and beyond. The bathroom is another beautifully appointed room complete with three piece suite and over bath Triton electric shower.

This property has double glazed windows and a modern gas fired central heating system with Vokera combination boiler.

As noted there are mature gardens to rear which are enclosed and a garden hut sits to one side. To the front and side of the property are small garden areas and a mono block driveway leading to a single car garage.

Mulben Terrace enjoys a quiet residential setting and is well served by local amenities including shops found on Barrhead Road. Silverburn Shopping Centre is just a short distance away offering a host of shopping and recreational facilities. The immediate and surrounding areas boast excellent Schools and a number of recreational pursuits including golf courses, health clubs and municipal parks. Those commuting have convenient access to the M77 and central belt motorway network. Train Services are available from nearby Crookston and Nitshill Train Stations.

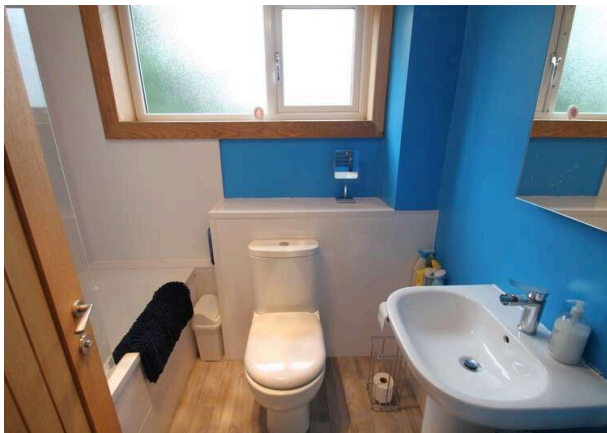
## Room Dimensions

Entrance Vestibule	1.52 m x 1.17 m / 5'0" x 3'10"
Reception hall	4.19 m x 1.78 m / 13'9" x 5'10"
Lounge	4.22 m x 3.63 m / 13'10" x 11'11"
Dining Room	3.45 m x 2.69 m / 11'4" x 8'10"
Dining Kitchen	3.25 m x 2.72 m / 10'8" x 8'11"
Bedroom 1	4.93 m x 3.02 m / 16'2" x 9'11"
Bedroom 2	3.33 m x 2.97 m / 10'11" x 9'9"
Bedroom 3	2.92 m x 2.39 m / 9'7" x 7'10"
Utility Room	2.64 m x 2.62 m / 8'8" x 8'7"
Bathroom	1.78 m x 2.11 m / 5'10" x 6'11"
WC	1.75 m x 0.71 m / 5'9" x 2'4"

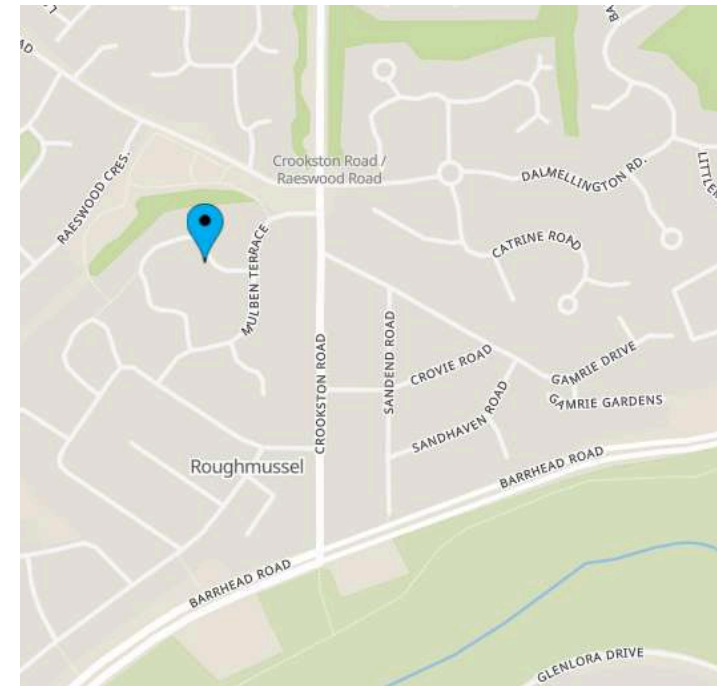
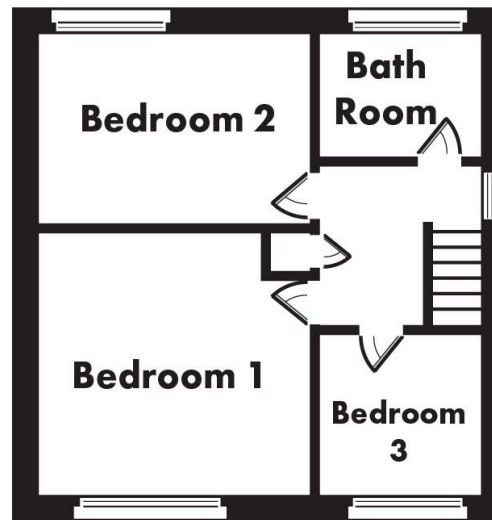
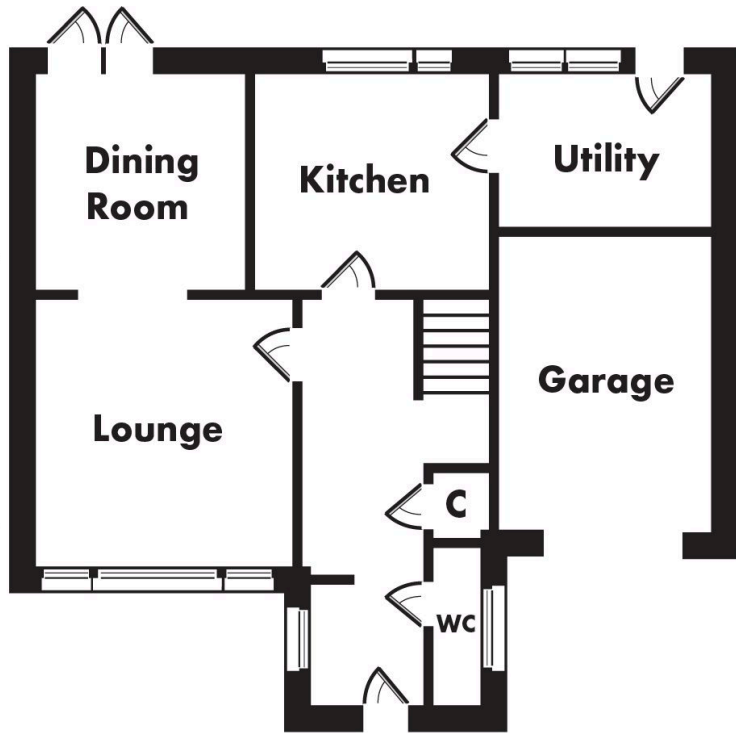
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## Features

Beautifully presented family home  
 Quiet cul-de-sac setting  
 Three bedrooms  
 Lounge and dining room  
 Dining kitchen & Utility room  
 Family bathroom and downstairs WC  
 Mature gardens  
 Short distance to local amenities



Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling along Barrhead Road proceed to the traffic lights at the junction with Crookston Road. Proceed North on Crookston Road and then take the first left onto Kinarvie Road. Continue ahead onto Mulben Crescent and then turn right onto Mulben Terrace. Take the 2nd left signposted for numbers 10 - 44. This property is found along on the left hand side on the corner.

#### MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

Or to view this property please call:

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