



Muirshiel Court  
Glasgow  
G53 6UG

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## Offers Over £157,000

This impressive Semi Detached Villa is situated on a superb corner plot and benefits from larger than normal gardens on three sides making this an excellent homes with further possibilities for future extensions if required.

The house itself has a low maintenance facing brick exterior beneath a concrete tiled roof and the present owners have improved the interior with a lovely new downstairs w.c., beautiful quality German fitted kitchen and a superb new bathroom.

At the front is a lawned area with neat wrought iron fence on the perimeter and a slabbed pathway to the front door.

The large rear garden is private and faces south west, being enclosed by timber fencing with the added benefit of a large lawn, patio and chip stone area and an excellent space at the side which currently houses a large garden shed.

There is a driveway to the rear with direct access to the garden.



## Home Report Valuation £160,000

[www.packdetails.com](http://www.packdetails.com)  
Reference: HP649587  
Postcode: G53 6UG

Council Tax Band C

EPC Rating C



Inside the property is very well presented with tasteful decoration, large rooms and quality fitted carpets and floor coverings.

The accommodation comprises hallway, downstairs w.c., large main lounge/living room with access to a useful under stair storage cupboard ? which also neatly houses all the tv cables and mounts for the tv.

The large dining kitchen was completely redone a few years ago and is beautifully finished with a new Schuller German kitchen which has been cleverly designed with an abundance of storage options, quality shelves, built in appliances and well thought out lighting which extends to the dining area. Direct access to the rear garden via French doors.



On the upper level there are three large bedrooms and the main one has been enhanced by the extension of the wardrobes to run the full width of the room.

The bathroom is very well finished with three piece suite comprising bath with shower above, inset wash hand basin and w.c within lovely vanity unity. This is enhanced with clever shelving at the end of the bath and a window to the rear.



The property further benefits from gas central heating, double glazing and access to a useful loft storage area.

## Vendor Comments

*We've lived in the house since new and it's a great location for access to train station and the local shops. Really like the private garden with sun in afternoon and evening*



Total Area: 81.9 m<sup>2</sup> ... 881 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

This property is extremely well placed for access to public transport service links with bus routes close to hand and Priesthill and Darnley railway station a 2 minute walk away. Junctions 2 and 3 of the M77 motorway are located within one mile providing access to the motorway network. There are excellent shopping facilities close to hand including the Silverburn Shopping Centre which boasts a wide range of High street branded retailers





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