



BLACK
**HAY**
SOLICITORS & ESTATE AGENTS

164 Maxwell Drive
Pollokshields
Glasgow
G41 5AF

Offers Offer £189,000

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A very desirable Modern Style Detached Villa within most favoured Pollokshields residential locale. Ideally situated for access to adjacent M77/A77 travelling South from Glasgow or North onto the nearby M8/City Centre & beyond.

The property is set amidst larger private gardens with the side garden area in particular inviting further development - subject to acquiring required planning permission etc. This sought after home is ideally suited to the family buyer or similar with the competitive price allowing scope for the successful purchaser to modernise to their own style/budget.

The excellent accommodation comprises on ground floor, main entrance porch onto reception hall, bay windowed lounge, separate dining or family room, kitchen (rear entrance/exit porch off), whilst on upper level, 3 bedrooms (2 double and a smaller bedroom) & bathroom. The specification includes both gas central heating and double glazing. Attic storage is available. Private gardens are situated to the front, side & rear. Twin driveways provide off-street parking whilst on-street parking is also available.

Viewing is highly recommended for this sought after home. Please telephone BLACK HAY on 01292 283606.

Access through opaque semi double glazed door onto vestibule, single glazed door ahead onto reception hall which provides access onto ground floor apartments whilst banister staircase ahead provides access to upper apartments, understair storage cupboard.

The lounge situated to the front with broad picture style double glazed window & further double glazed display window to the side. Main wall has attractive fireplace with "living flame" gas fire. Door to rear onto separate dining room.

The dining room situated to the rear, again with broad picture style double glazed window overlooking rear gardens & obscured views of the M77. Door to side onto separate kitchen.

The kitchen situated to the rear with dual access either from the reception hall or dining room. Fitted to "galley" style with an array of base & wall mounted units, coordinating worktops over with tiled splashback, coloured one & half bowl inset sink. 4-ring slot-in electric cooker with illuminated hood over, intergrated dishwasher, washing machine, fridge & freezer. Double glazed window to the side & rear. Timber/glazed door onto rear porch with entrance/exit door to garden.

Access via staircase from the reception hall to the upper hall which provides entry onto 3 bedrooms & bathroom. Double glazed window at half-level landing provides additional natural light. Access hatch to loft area over. Useful corner cupboard.

Bedroom No.1 of spacious double proportion this bedroom features picture style double glazed window to the front.

Bedroom No. 2 also situated to the front this bedroom of smaller single size, again with double glazed window.

Bedroom No. 3 situated to the rear of double size with double glazed window overlooking rear garden/M77. Corner cupboard houses central heating boiler.

The bathroom is situated off the upper hallway with opaque eye-level double glazed window. Three piece white suite comprising bath with over-bath shower, low wc set & pedestal wash hand basin, coordinated wall & floor tiling, feature downlighting.

The property features both gas central heating & double glazing. An excellent attic area is accessed via a loft hatch/sliding ladder situated off the upper hallway, this area offering excellent additional storage facilities.

Twin private driveways provide off-street parking with the right hand leading to a detached single garage which provides secure parking/storage. The property enjoys an attractive setting amidst larger private gardens mostly lawned, these wrapping around the front side & rear with the side garden in particular offering potential for further development/extending - subject to acquiring required planning permission etc.

ENTRANCE PORCH 2' 10" x 5' 4"
RECEPTION HALL 9' 10" x 6' 1" (sizes incl. staircase)
LOUNGE 13' 5" x 12'
DINING ROOM 10' 6" x 10' 8"
KITCHEN 10' 5" x 7' 6"
REAR PORCH 3' 5" x 4' 8"
UPPER HALLWAY 8' 11" x 7' 7" (sizes at widest point - incl. staircase)
BEDROOM 1 13' 6" x 12'
BEDROOM 2 9' 2" x 6' 2"
BEDROOM 3 10' 7" x 10' 9"
BATHROOM 5' 7" x 7' 6"



OWNERS:

Clients of Black Hay

PRICE:

Offers Offer £189,000

VIEWING:

By appointment with Black Hay Estate Agents (01292 283606)

ENTRY:

By arrangement

OFFERS:

To be submitted to Black Hay 16C Beresford Terrace, Ayr (Fax 01292 289806 or email ayr@blackhay.co.uk)

REF: DRM 86/17 (03/17)

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Please remember that not all estate agents are the same. Black Hay ensure our clients receive a genuinely bespoke service.

We can't be compared to other estate agents because we GUARANTEE that we only act in your best interests... it really is what makes Black Hay different.

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BLACK HAY, 16C Beresford Terrace, Ayr, KA7 2EG

T 01292 283606

DISCLAIMER

The selling agents have not tested services, equipment or fittings and are therefore unable to comment on their condition. Potential buyers are requested to contact their solicitor or surveyor if further clarification is required. Measurements are approximate, for guidance purposes only, taken by a digital laser beam, usually measured from wall to wall (see actual measurements for area measured). Photographs are reproduced for general information (with standard or wide angle lens) and it is not inferred that any item is included for sale with the property.

MORTGAGE ADVICE?

Whether you are a first time buyer or considering moving home, we can offer independent financial advice. We can assist with mortgages on all types of properties. This service is available whether or not you are purchasing a property through Black Hay. Please contact our Estate Agency Office for full details or arrange a private appointment - 01292 283606.

VALUATION ON YOUR PROPERTY?

We can assist you with a valuation on your property, our Estate Agency Staff will be happy to arrange an appointment suitable for you. This is a service provided free of charge without obligation.

