



3 Flemington Way, Chryston, Glasgow, G69 9NG

Offers Over £345,000

- Delightful Miller Family Home
- 4 Bedrooms - Master Ensuite
- Spacious Plot with Summer House & Garden Store
- EER - C
- Well Maintained & Presented Throughout
- 2 Reception Rooms
- GCH, DG, Driveway & Garage
- Quiet Cul-De-Sac Location
- Kitchen with Utility & w/c Off
- Close to Local Amenities & Transportation Links

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*** Under Offer Within 1 week - Similar Properties Required for Waiting Buyers !!! *** This family property is located within the sought after 'The Paddock' development by Miller Homes. This detached villa offers substantial accommodation over 2 levels, ideally suited to a modern family lifestyle. The current owners have maintained and presented the property to a high standard throughout. Properties located within this desirable pocket are rare and early viewing will be essential. EER - C



Council Tax Band: F



This impressive family home is perfectly positioned within this most prestigious development. This detached 4 bedroom Miller home has been lovingly maintained and presented by the current owners making early viewing essential.

Accommodation comprises welcoming reception hallway which leads to the downstairs apartments. The spacious lounge is located to the front and boasts an attractive bay window formation, double doors flow from the the formal dining area with patio doors leading to the rear garden plot. The kitchen, accessed from both the hall and the dining room, has been recently renovated, housing stylish base and wall mounted units and a number of integrated appliances (Fridge/Freezer, Oven, Microwave, Gas Hob and Hood).

Completing the ground floor is the useful utility room with w/c off.

On the upper floor you will find the generous master bedroom which benefits from fitted wardrobe storage and ensuite shower facilities. There are a further 3 bedrooms, all well proportioned (2 with built in storage). The home is finished with the well appointed house bathroom.

Externally the property has a double width, mono-blocked driveway and integral garage. The rear garden is fully enclosed, ideal for young children and family pets. Mainly laid to lawn the garden is low maintenance with fabulous views towards the Campsie Fells. The plot also houses a spacious summerhouse and useful garden store. The patio area provides the perfect outdoor space for relaxing and/or entertaining.

Room Dimensions

Entrance Hallway

Lounge - 5.24m x 3.27m

Dining Room - 3.00m x 2.92m

Kitchen - 3.09m x 2.96m

Utility Area - 1.71m x 1.54m

w/c - 1.50m x 1.14m

Master Bedroom - 3.38m x 3.35m

En-Suite - 1.67m x 1.63m

Bedroom 2 - 3.13m x 2.45m

Bedroom 3 - 2.77m x 2.99m

Bedroom 4 - 2.93m x 2.78m

Bathroom - 1.98m x 1.95m

Location

The property, which enjoys fabulous open views to the rear, is ideally placed to benefit from the many amenities found within close proximity. These include a variety of nearby shops catering for all day to day requirements with more extensive shopping available towards either Lenzie or Cumbernauld, as well as schooling at both primary and secondary levels. Public transport facilities including regular bus services and for the commuter there are excellent road links providing easy access to Glasgow City Centre and also to the M8 Motorway network.

Home Report Available on Request

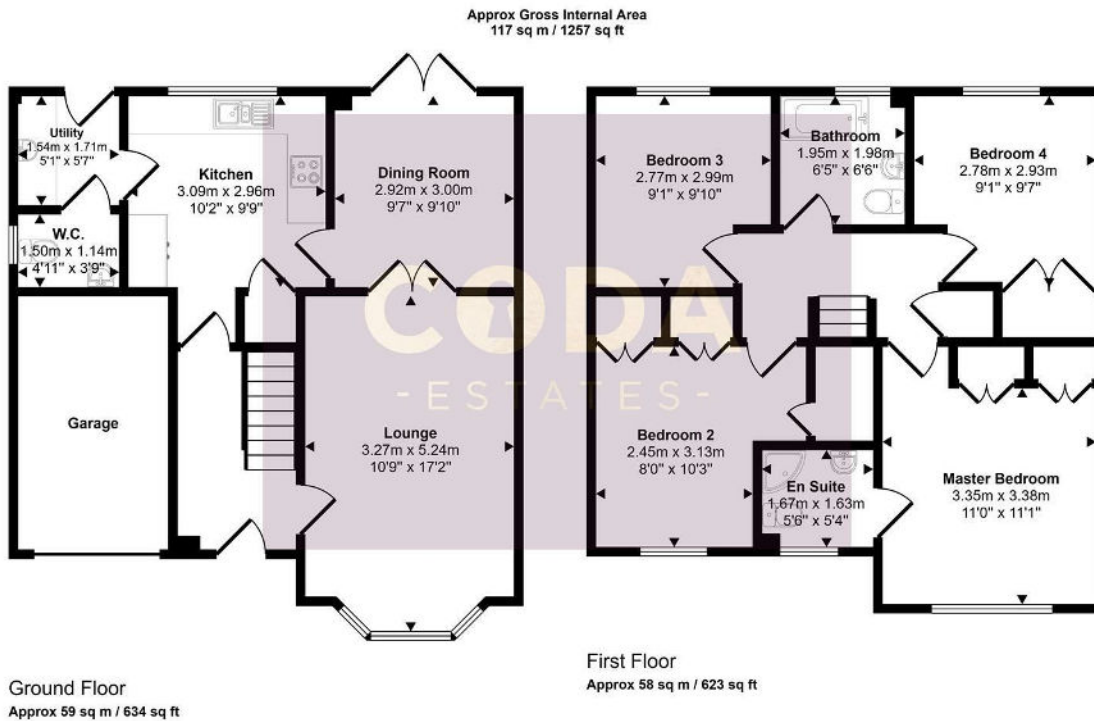
EER - C

Viewings Strictly By Appointment

If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our selection of professional selling packages.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B	75	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	