



3 Overbrae Gardens, Glasgow, G15 8JD

Offers over £194,995



****Splendid THREE bedroom semi-detached home**** Offering spacious and desirable accommodation over two floors within the popular Drumchapel area. This property is presented to market in walk-in condition and is not expected to be available for long! With HD property tour available, please contact Elevate Property Services for more information.



Property Information

Welcome to No. 3 Overbrae Gardens, situated within the popular Drumchapel area. This splendid THREE bedroom semi-detached home offers a fantastic level of accommodation. With neutral decoration throughout, this bright and spacious home is presented in true walk-in condition.

To the front of the property is a low maintenance lawn garden and driveway with ample space for parking for two cars to the side. On entrance through the modern uPVC door, you are welcomed into the reception hallway which leads you in the first instance to the beautifully decorated lounge. This relaxing space boasts a large window which floods this entire space with natural sunlight and provides patio door access into the kitchen. The modern fitted kitchen has an array of white wall and base units paired with a marble effect worktop, creating a fashionable and efficient workspace. The kitchen further benefits from adequate space for free standing kitchen appliances. Access to the conservatory is also via patio doors from the kitchen, currently used a dining room, this is the perfect space for relaxation or entertaining. A convenient cloakroom completes this floor which comprises of vanity unit and W.C.

On the upper level, the property is further complimented with three generous bedrooms, two of which also boast fitted storage facilities. Further storage is also available within the attic area. Completing this floor is a modern family shower room, sleek in design and comprising of a large walk-in shower cubicle, vanity unit and W.C.

The property further benefits from double glazing and gas central heating throughout. The considerable rear garden is fully enclosed, creating a safe and easily maintained environment for children and pets alike. In addition to this, a desirable timber decking area is available, perfect for al-fresco dining.

Ideally situated within a short distance of sought after schooling, this property will also appeal to families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is sure to appeal to a variety of purchasers.

We would highly recommend an early viewing before it’s too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

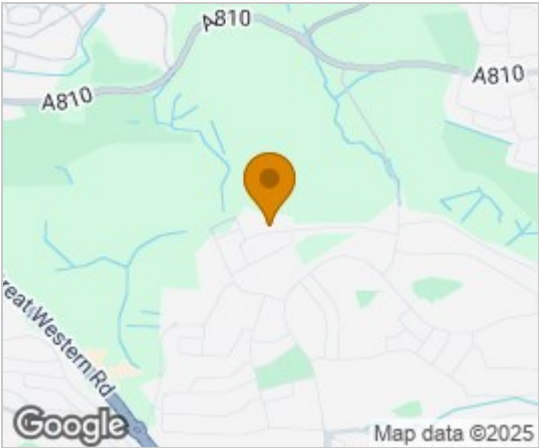
Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

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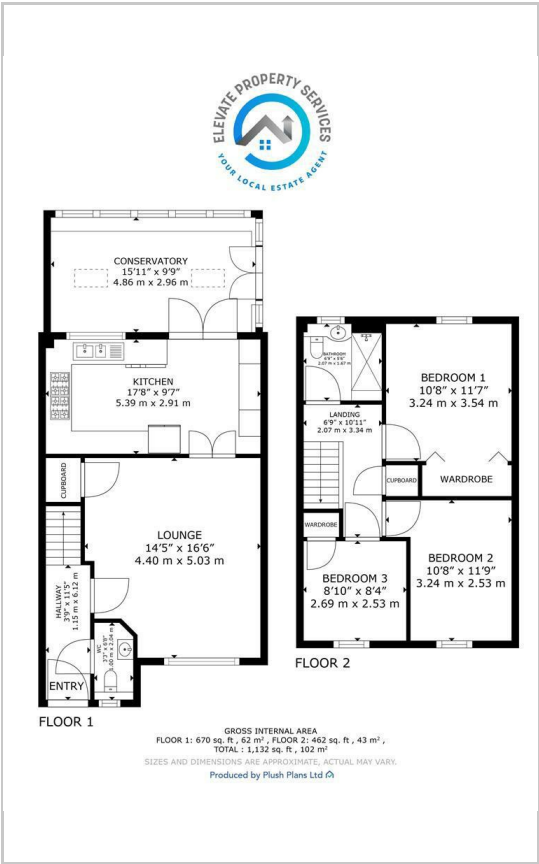
Room Dimensions

- Lounge - 5.03m x 4.40m
- Kitchen - 5.39m x 2.91m
- Conservatory - 4.86m x 2.96m
- Bedroom One - 3.54m x 3.24m
- Bedroom Two - 3.24m x 2.53m
- Bedroom Three - 2.69m x 2.53m
- Bathroom - 2.07m x 1.67m
- Cloakroom - 2.04m x 1.00m

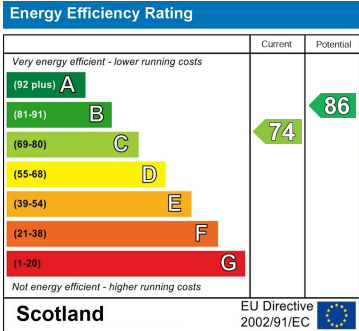
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.