



31 Falloch Road, Glasgow, G62 7RR

Offers over £214,995



****CLOSING DATE FOR FINAL OFFERS - THURSDAY 20TH MARCH AT 2.00PM**** Elevate Property Services are delighted to present this THREE bedroom semi-detached property to market. This property within the highly sought after Milngavie area has been appraised to reflect the level of modernisation required.



Property Information

Welcome to No. 31 Falloch Road, situated within the catchment area to popular Primary and Secondary schooling, this property is sure to particularly appeal to families with children of school age. In need of modernisation, this property has the potential to be a fantastic family home and allowing the purchaser to create a home to their own specification.

To the front of the property, is a low maintenance garden space and on street parking. Upon entering, you are welcomed into the welcoming hallway which benefits from excellent storage facilities. The lounge is spacious in size and benefits from a large window filling this space with an abundance of natural light and space for dining to the rear. The kitchen boasts an array of wall and floor units and space for the required free-standing kitchen appliances. Access to the rear garden is also via the kitchen. A substantial conservatory is situated to the rear of the lounge and kitchen, creating a second reception space overlooking the rear garden.

On the upper level, are three well-proportioned bedrooms, all of which benefit from fitted storage. Completing this floor, is a family bathroom, comprising of bath with shower over, vanity unto and W.C. Further storage is available within the loft area.

The rear garden is in prime position to enjoy sunshine all day and is fully enclosed providing a safe environment for children and pets alike. Mainly laid to lawn, this is a lovely space for relaxation and dining al-fresco. A garage is available which is accessed from the rear of the property.

Ideally situated within a host of amenities and services and walking distance of highly sought after primary and secondary schooling, this property will particularly 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 ideal.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Room Dimensions

- Lounge - 4.02m x 3.65m
- Dining Room - 3.28m x 2.61m
- Kitchen - 3.73m x 2.96m
- Conservatory - 4.67m x 2.95m
- Bedroom One - 3.88m x 3.65m
- Bedroom Two - 3.65m x 2.99m
- Bedroom Three - 2.98m x 2.07m
- Bathroom - 1.95m x 1.82m

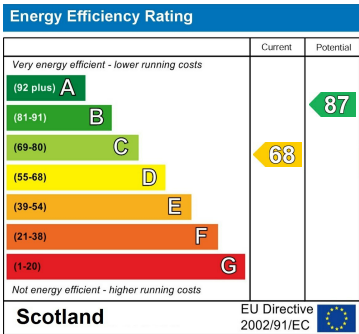
Area Map



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.