# 132 Menock Road, Glasgow, G44 5QP

## Offers over £374,995

4 2 1 D

Elevate Property Services are delighted to present this splendid four bedroom detached bungalow, set on a substantial plot within the ever-popular Kings Park area to market. Boasting generous accommodation throughout, alongside a multicar driveway and private gardens to the front and rear, this impressive home offers the perfect balance of space and flexibility. Rarely available to market and ideally situated close to a wide range of local amenities and excellent transport links, early viewing is highly recommended to fully appreciate the accommodation on offer.

## Further Information

To the front, the property benefits from a low-maintenance lawn garden alongside a Monobloc multi-car driveway. Double storm doors provide access to the front door and follows into the welcoming reception hallway which leads firstly to the family lounge.

The beautifully presented lounge boasts a charming feature fireplace and a large bay window which floods the room with an abundance of natural light while offering pleasant views over the front garden. This creates the perfect setting for both relaxing and entertaining.

The well-appointed fitted kitchen offers an excellent range of wall and base units and is further complemented by a convenient breakfast bar for modern dining. Integrated appliances include a washing machine and dishwasher, with space allocated for a free-standing Aga range cooker. Direct access to the rear garden and the dining room is available from the kitchen.

Three generously proportioned double bedrooms are available on the ground floor, all of which benefit from neutral decoration and are flexible for a variety of uses. A modern fully-tiled bathroom completes the accommodation on this floor and comprises of a bathtub with rainfall shower over, vanity unit and W.C.

A fixed staircase provides access to the upper level, suitable for an additional bedroom or home office and boasts an en-suite shower room, comprising of a shower cubicle with electric shower, wash-hand basin and W.C

Externally, the rear garden is generous in size and has been beautifully maintained by the current owners. With areas of lawn and patio, this fantastic outdoor area is ideal for families, outdoor entertaining and relaxing during the warmer months.

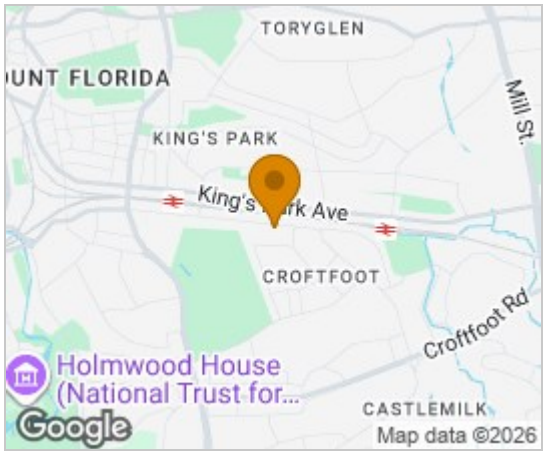
Ideally situated within a short distance of a host of amenities and sought after primary and secondary schooling, this property will appeal to a variety of purchasers, including families with children of various ages. Also, with excellent transport links to local shopping centres and Glasgow City Centre and surrounding areas, 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 or a copy of the Home Report.

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

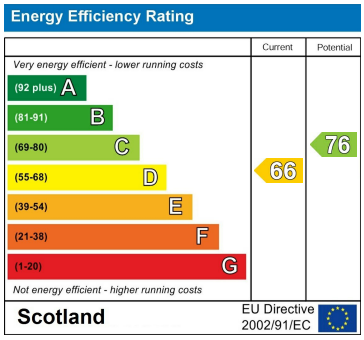
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## 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.

Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ
Tel: 01389 504114 Email: info@elevatepropertyservices.com https://www.elevatepropertyservices.com/