



RE/MAX PROPERTY



10 Darnley Mill Crescent, Glasgow, G53 7AZ

- **Remarkable Family Home**
 - **Plush Interiors**
 - **Generous Lounge**
 - **Large Open Plan Kitchen/Diner**
- **3 Large Bedrooms - Master with En Suite**
 - **Downstairs W.C.**
- **Professionally Landscaped Gardens**
 - **Garden Pod**

****BREATH TAKING 3 BEDROOM HOME WITH EXQUISITE FINISHES!!****

Niall McCabe & RE/MAX Property are overjoyed to welcome to the market this impeccable 3-bedroom semi-detached villa which is perfectly nestled in the heart of the gorgeous 'Woodlea Development' build by Briar Homes Development, in 2021. This property is a true sanctuary with gorgeous finishes, exclusive touches, and an enviable layout – loved by even the most discerning buyer.

The property enjoys a stunning reception room, gourmet kitchen/diner, 3 double bedrooms, 2 luxurious bathrooms & a professionally landscaped garden.

The property is set within a well-established residential location with easy access to Nithshill Road which provides links to the main road network at Darnley and Junction 3 of the M77. There are a variety of local shops in the local vicinity including Sainsbury's and the property is conveniently located for Silverburn shopping centre. The area benefits from frequent public transport services connecting Darnley with Glasgow, Barrhead and other surrounding areas. The M8, M74 and M77 motorways are easily accessible. As well as being a short walk from Dams to Darnley country park, a short drive will take you to Rouken Glen or Pollok County Park. Schools in the local area include Darnley Primary School, St Angela's RC Primary School, Hillpark Secondary School and St Paul's High School.

Tenure:- Freehold

Council Tax Band: E

Factor Fee: Hacking & Paterson - Deposit £150, Monthly circa £20



Entrance Hallway

5' 10" x 5' 3" (1.79m x 1.61m)

Upon entering you are greeted by a welcoming entrance hallway, which has been decorated in contemporary tones – setting the tone for the rest of the home. There is gorgeous flooring, central lighting, access to the lounge/diner and the W.C. There is also sumptuously carpeted flooring leading to the upper level.

Lounge

18' 3" x 13' 10" (5.57m x 4.22m)

Leading wonderfully off the hallway is a light, lavishly styled living room, which is enhanced by an elegant décor and rich, Wood Flooring, which perfectly complements the homes overall feel of sophistication, the living area offers plenty of room for comfortable seating arrangements and is certainly an attractive space to relax in. The room boasts a large window overlooking the front aspect which offers attractive views of the neighbourhood.

Kitchen/Diner

17' 10" x 10' 10" (5.43m x 3.31m)

The kitchen is well-appointed with a wide range of modern, matte cabinetry complimented by attractive worktop and splashback tile design. It is accompanied by plentiful workspace, French doors onto the beautiful rear garden, trendy flooring, neutral colour scheme, and a host of integrated appliances. There is also plentiful space for a dining area. Creating the most perfect spot for entertaining family, but also quick morning coffees.

W.C.

8' 0" x 5' 10" (2.44m x 1.79m)

There is also the added bonus of a downstairs W.C, it offers an attractive colour scheme, sharp flooring and glazed window.

Bedroom 1

12' 5" x 9' 4" (3.79m x 2.84m)

This is a fantastically sized bedroom which perfectly overlooks the front of the property and surrounding development, there is a large window allowing a lot of light, striking décor, flooring is carpet, several powerpoints and offers ample space for various furniture formations & built in storage cupboards.

En Suite

6' 5" x 4' 4" (1.95m x 1.31m)

There is also a gorgeous 3-piece en-suite shower room, which comprises of double shower enclosure with power heads, wash hand basin. The room further benefits from having a striking tile design & an extractor fan.

Bedroom 2

11' 11" x 10' 2" (3.62m x 3.10m)

Bedroom two is an impressive double, again decorated in chic tones. There is a central light fitting, powerpoints, large built-in wardrobes, and a large window overlooking the attractive rear garden & beyond.

Bedroom 3

10' 6" x 8' 0" (3.21m x 2.45m)

The third bedroom is a great size and has been finished in attractive hues, with plush laminate flooring. There is a large window looking onto the front garden and ample room for bedroom or dressing room furniture, which shows the sheer versatility of this property.

Family Bathroom

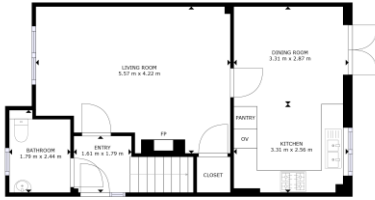
6' 8" x 7' 1" (2.03m x 2.15m)

Completing the accommodation in the property is the family bathroom. This certainly is an impressive space. It offers a crisp white 3-piece suite comprising of; Wash Hand Basin & W.C. Built into pedestal storage, gorgeous bathtub and beautiful light grey coloured tiles.

Exterior

Externally, the property is accompanied by superb gardens. To the front there is a multi-vehicle driveway, bordered by pretty planting, and striking Iron fencing. The rear spot is truly 'one of a kind' it has been lovingly landscaped with several terraces and patio areas – great for those long summer evenings, and further benefits from having a custom built Summer House.





FLOOR 1

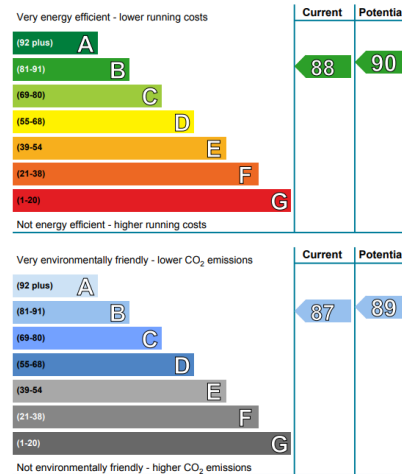
SCALE: METRE/FEET
 1:50 (METRE/FEET)
 1:100 (METRE/FEET)
 TOTAL: 60.00 M²

Matterport

FLOOR 2

SCALE: METRE/FEET
 1:50 (METRE/FEET)
 1:100 (METRE/FEET)
 TOTAL: 60.00 M²

Matterport



Niall McCabe
 07940 230896

nmccabe@remax-scotland.net

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RE/MAX House, Fairbairn Road, Livingston, EH54 6TS
 T: 01506 418555 F: 01506 418899 E: info@remax-livingston.net
www.remax-livingston.net