



Superb example of five apartment family home in a sought after locale

Set within a highly desirable residential pocket and offering well proportioned family accommodation throughout, this exceptional three / four bedroom detached villa with upgraded interior, driveway parking, generous gardens grounds and professionally concerted garage and attic space.

This family home has been comprehensively remodelled and upgraded by the current owner and internally offers versatile family accommodation within five principle apartments formed over two levels.

Furthermore, the property greatly benefits from a professionally converted attic space which is open to a multitude of uses for a growing family.

In brief the accommodation extends to: an inviting reception hallway with under stair storage; delightful front facing lounge with open views to the front; thoughtfully designed galley kitchen incorporating a range of wall and base mounted units and a selection of appliances; superb dining room (currently utilised as bedroom) greatly benefitting from the introduction of twin patio doors providing level access to the rear decking area and garden.

The fixed timber staircase leads to the first floor to reveal: a beautifully presented front facing master bedroom with ample space for free standing wardrobes; generously proportioned second double bedroom to the rear with built in sliding door wardrobes, third bedroom to the front and to complete the second floor accommodation there is an upgraded family bathroom comprising a modern three piece suite with shower over bath.

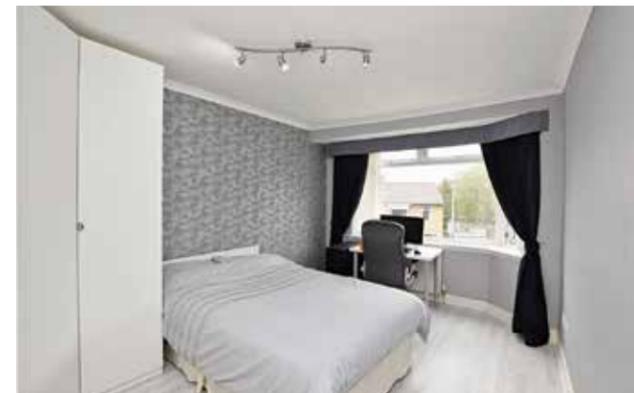
A further fixed staircase leading off the upper landing provides access to the professionally converted attic offering an expansive apartment with central heating and a Velux window. In addition, this impressive extra space could be incorporated into the overall accommodation subject to the relevant retrospective planning consents.

The property is set within generous front and rear gardens which have been well maintained by the current owner to create a delightful outdoor space. The front garden is laid equally proportioned to lawn and loose stones while a paved section to the side offers parking for a number of cars.

The generous rear garden is perfectly suited for family living with level decking leading off the kitchen and dining room and extending to a sizable section of loose stones and an adjacent timber shed which greatly aids external storage. Furthermore, the spacious rear garden is bounded by a combination of fencing and brick walling which enhances privacy and seclusion.

Another final great advantage comes in the form of the converted detached garage which is fully powered and served with internet access making it an ideal home office or entertaining space. Access can be gained behind the garage to an additional garden space laid to lawn which has scope for further development.

As the photographs reveal, this upgraded and remodeled family home is beautifully presented and is further complimented by gas fire central heating with combination boiler and double glazed windows throughout.



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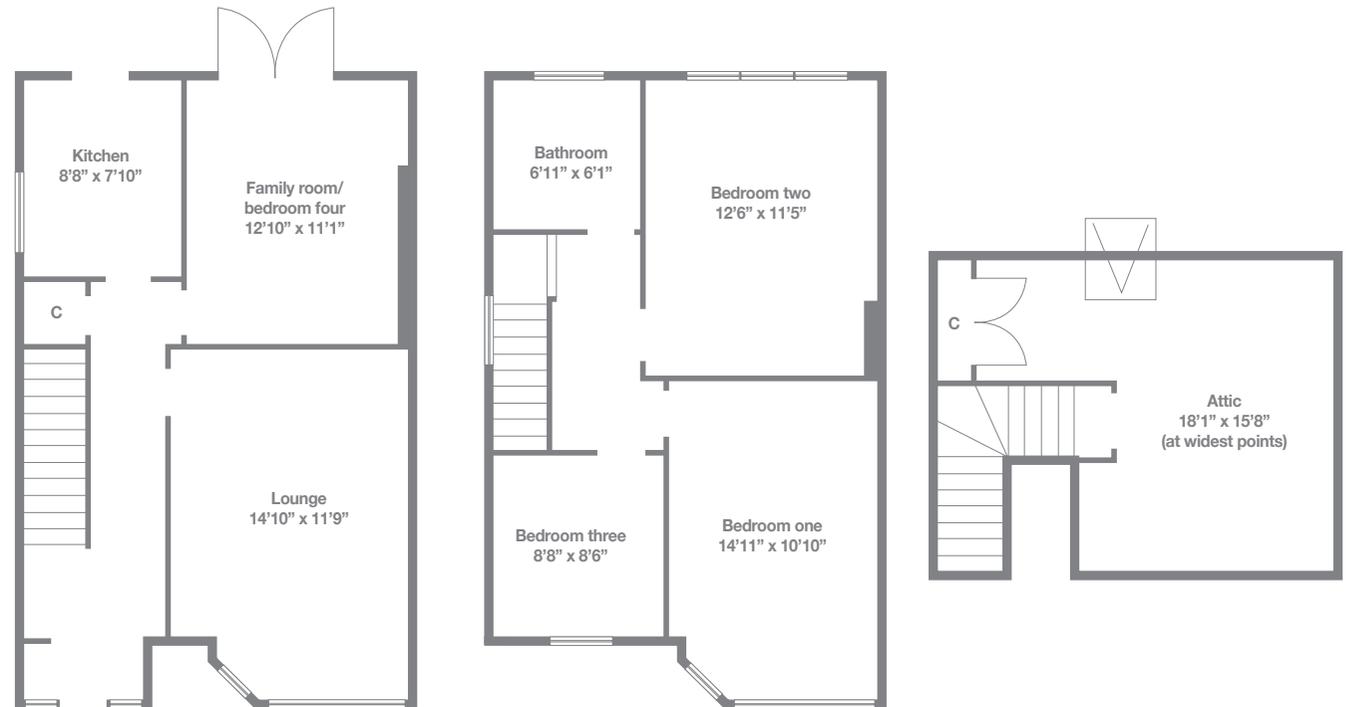
Simshill

3 Carna Drive

EPC band D
Property reference WW291

Location

The property benefits from a popular positioning within the sought after district of Simshill and enjoys close proximity to an excellent selection of local amenities on Aikenhead Road and Cathcart Road. Furthermore, a more diverse range of shopping is available within the highly regarded Silverburn Shopping Centre which is located a short drive away. There are numerous recreational facilities in the area including the internationally renowned Queens Park and Pollok Park. Frequent bus and train services provide rapid commuter access to Glasgow city centre and beyond with Cathcart and Kings Park train stations close by.



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