









Occupying a rarely available position at the head of a desirable cul de sac this immaculately presented upgraded two bedroom LOWER QUARTER VILLA offers an impressive family home. Particular features are the well maintained landscaped private gardens and the monoblock driveway offering essential off street parking for one car with a feature folding wrought iron gate. There is a south facing lawned side garden with two timber shed offering useful storage. In addition, there is a shared rear drying green.

The property lies just a couple of minutes walk from Notre Dame High School, plus is convenient for the nearby Town Dam. Specification includes: double glazing and gas central heating.

Superb apartments comprise: Entrance Hallway by UPVC double glazed door with



stained glass panels and two inbuilt storage cupboards. The airy Lounge has two front facing windows and shelved alcove. There is a quality "L" shaped Kitchen with windows to the front and side which features a range of soft cream high gloss units with stainless steel handles, high gloss black/grey marble style work surfaces and splashback tiling. Appliances include: extractor hood, gas hob and electric oven.

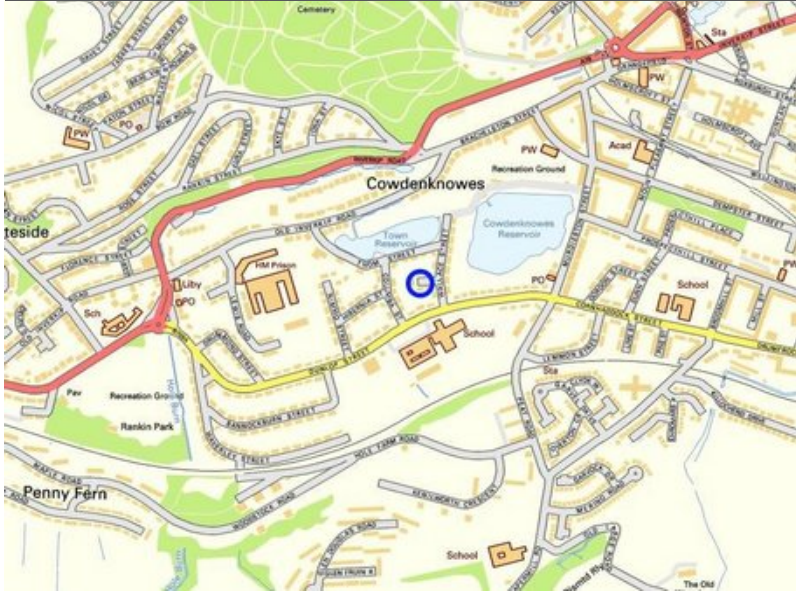
There are two double sized Bedrooms both features extensive banks of fitted mirrored wardrobes which provide generous storage. The Bathroom has a side window with quality three piece suite in white comprising: wash hand basin, wc and bath with mixer shower. Specification includes wall and floor tiling.

Early viewing is essential. EPC = C





Sat Nav Postcode | **PA16 9BN**

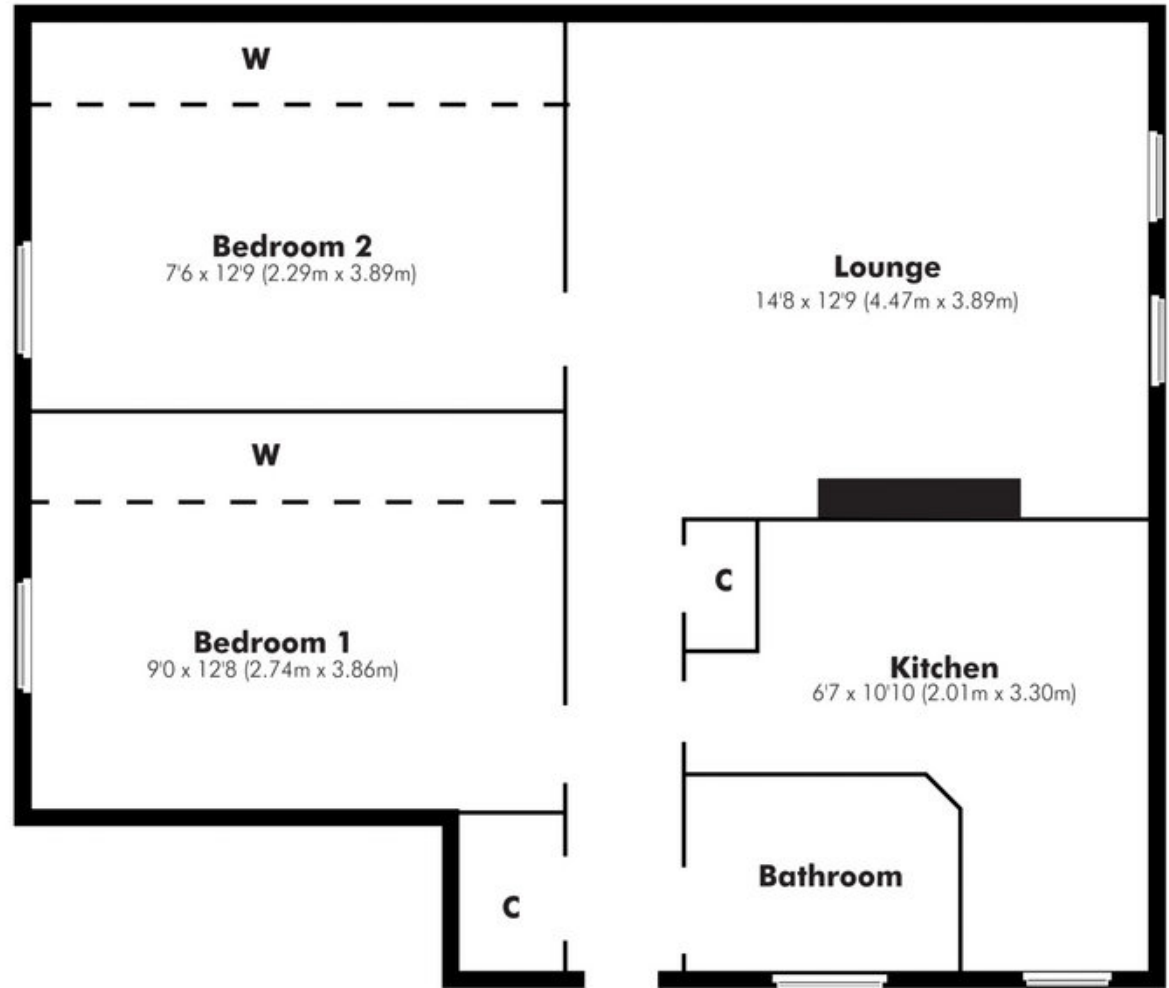


To view call our office on **01475 888400**

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**Outwith these hours call 0141 572 4394  
until 9pm weekdays & between  
10am – 4pm on Saturday & Sunday**



Floor plans are indicative only - not to scale.

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Agents Notes:

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