



## DUNOLLIE PLACE, GLASGOW OFFERS OVER £235,000 Freehold

An immaculately presented three-bedroom detached villa with an integral garage, nestled within this modern, sought-after development in Gartcosh.

An immaculately presented three-bedroom detached villa with an integral garage, nestled within this modern, sought-after development in true walk-in condition throughout.

This fantastic family home benefits from an all-important downstairs w/c, gas central heating, double glazing, driveway, integral garage and well-maintained front and rear gardens.

The accommodation in full comprises; a warm and welcoming entrance hall, a bright and spacious family lounge with views over the front garden, through to the rear dining room with access to the rear garden from French doorway. The kitchen has a range of base and wall-mounted storage units and great space for free-standing appliances.

Stairs lead to the upper level where there are three well-proportioned bedrooms with the master bedroom having a modern, fully tiled ensuite shower room. The family bathroom comprises a three piece suite.

Dunollie Place is well situated for local shopping which can be found at the Fort Retail Park. There is schooling both at primary and secondary levels in the area, public transport includes bus and rail links which provide access to the city centre and surrounding areas which has a host of bars, cinemas, restaurants, theatres, universities and hospitals.

Tenure: Freehold

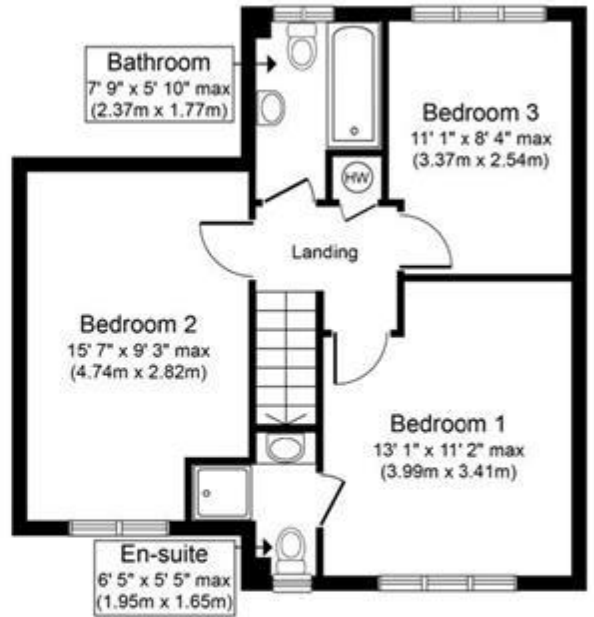




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**Ground Floor**  
Approximate Floor Area  
615 sq. ft.  
(57.1 sq. m.)

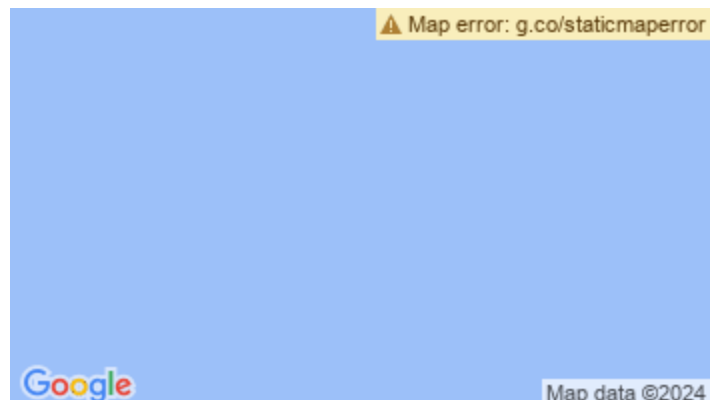


**First Floor**  
Approximate Floor Area  
488 sq. ft.  
(45.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		72	61
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.