

# TOWN & COUNTRY

7 Overbrae Place Drumchapel



## 7 Overbrae Place, Drumchapel, G15 8JE

- Kitchen ■
- Lounge ■
- Kitchen ■
- Bedroom ■



A modern end terraced villa with large two storey side extension (completed in 2011), located within a sought after development.

The property is presented in excellent condition and shall prove to be an outstanding family home.

Accommodation comprises reception hallway, cloakroom/wc, spacious lounge with bi-folding doors leading through to the formal dining room/family room, large dining size fitted kitchen, utility room, four bedrooms and fully tiled modern bathroom with a white three piece suite with fitted shower.

Gas central heating system. Double glazed. There is a gravel driveway to the front of the house providing ample off street parking. The rear gardens are fully enclosed by way of timber fencing. The location is also a major feature set within easy access to all local shopping, transport and education facilities. Great Western Road gives good access through to the west end of Glasgow, along with City Centre locations and main shopping precinct which includes Sainsbury's B&Q etc. In the other direction Loch Lomond and the Trossachs further afield. Drumchapel train station is a few hundred metres from the property, providing swift access to and from the city centre. There are also regular bus services on nearby Drumchapel Road

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Web. [townandcountryestateagents.net](http://townandcountryestateagents.net)

[www.rightmove.co.uk](http://www.rightmove.co.uk) [www.zoopla.co.uk](http://www.zoopla.co.uk) [www.s1homes.com](http://www.s1homes.com)

## HOURS OF BUSINESS

Monday 9am - 6pm

Tuesday 9am - 6pm

Wednesday 9am - 6pm

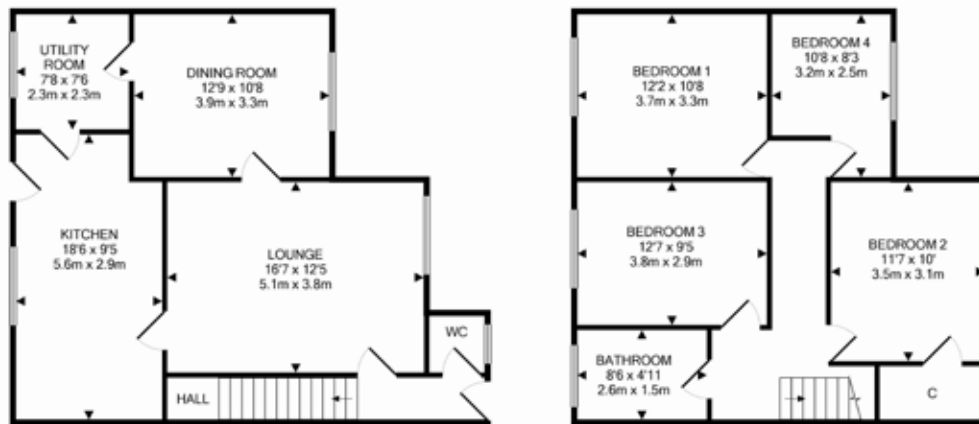
Thursday 9am - 6pm

Friday 9am - 5pm

Saturday 11am - 3pm

Sunday 12pm - 3pm

EPC RATING: Band C



Ground Floor

1st Floor

RECEPTION HALLWAY  
CLOAKROOM / WC

LOUNGE	5.06m x 3.78m
DINING ROOM	3.88m x 3.26m
FITTED KITCHEN	5.63m x 2.88m
UTILITY ROOM	2.33m x 2.28m
BEDROOM 1	3.72m x 3.25m
BEDROOM 2	3.53m x 3.06m
BEDROOM 3	3.83m x 2.87m
BEDROOM 4	3.24m x 2.52m
BATHROOM	2.60m x 1.50m



## Travel Directions

FOR SAT NAV G15 8JE

Head along Kinfauns Drive turning onto Peel Glen Road. Turn left onto Ladyloan Avenue, where Overbrae Place can be found further along on your right hand side.

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances, but have relied upon our brief inspection and upon information supplied to us by the vendors. Accordingly, it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status, and for example (i) The description of the property are intended to be a guide rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Photographs have been taken with a wide angle lens camera and are not necessarily comprehensive, accurate or current. (iv) No representation or warranty is given as to the title or as to the existence or otherwise of any planning consent, building regulation approval or other statutory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you view and / or survey the property.