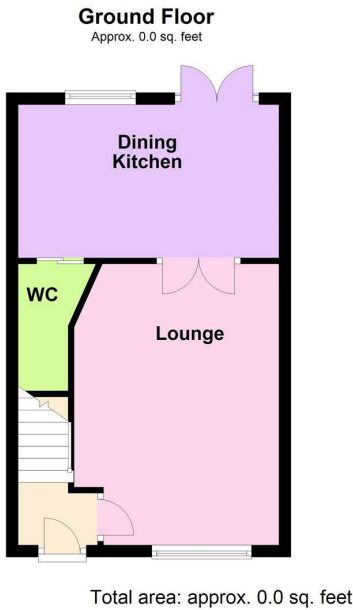


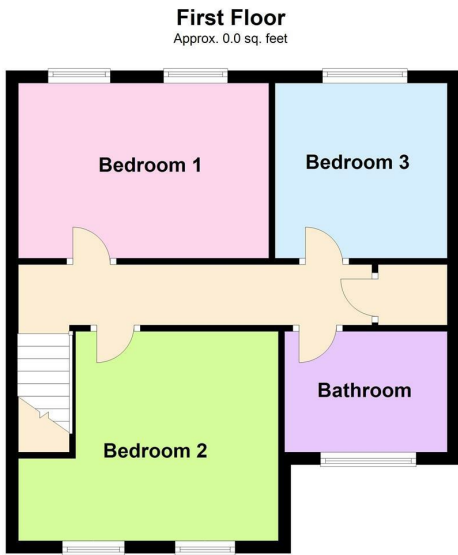
FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge  
15'10 x 9'09 (4.83m x 2.97m)
- Dining Kitchen  
8'02 x 13' (2.49m x 3.96m)
- Downstairs Cloakroom  
7' x 5'07 max (2.13m x 1.70m max)
- Landing
- Bedroom One  
9'01 x 13'
- Bedroom Two  
11'08 x 9'09 (3.56m x 2.97m)
- Bedroom Three  
9'01 x 9'03 (2.77m x 2.82m)
- Bathroom  
5'10 x 8'06 (1.78m x 2.59m)



Total area: approx. 0.0 sq. feet



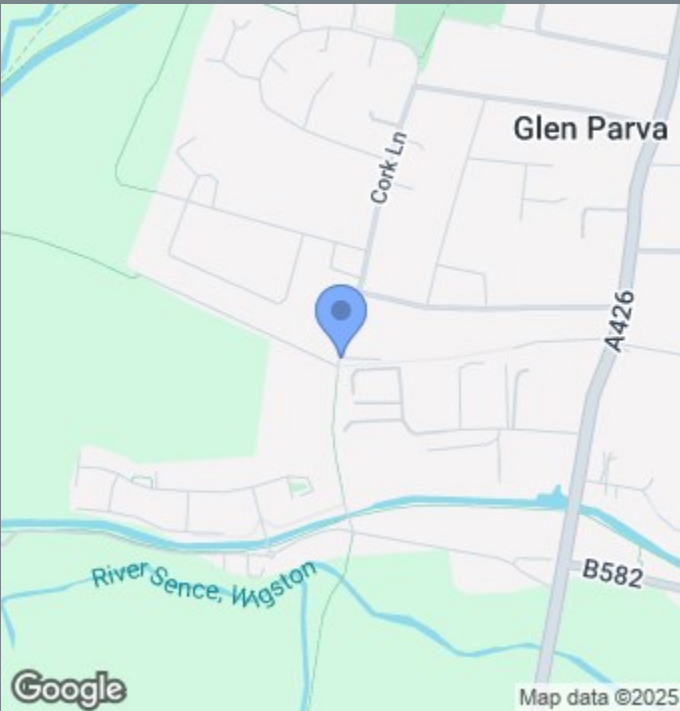


# OVERVIEW

- Deceptively Spacious Family Home
- Cul De Sac Location
- No Onward Chain
- Entrance Hall & Lounge
- Dining Kitchen & Downstairs Cloakroom
- Three Bedrooms & Bathroom
- Driveway & Lovely Rear Garden
- Viewing Is Essential
- EER Rating - tbc, Freehold
- Council Tax Band - B

## LOCATION LOCATION....

Nestled amidst green spaces and parks, Glen Parva offers a peaceful retreat from the hustle and bustle of city life while remaining well-connected to urban conveniences. Residents enjoy easy access to local shops, supermarkets, and eateries, ensuring everyday needs are met within close proximity. The area is characterised by its family-friendly environment, with excellent schools and recreational facilities nearby. Picturesque walking paths and nature trails provide opportunities for outdoor exploration and leisure activities, making Glen Parva an ideal location for nature enthusiasts and active individuals alike.



## THE INSIDE STORY

Nestled on a tranquil cul de sac in the picturesque and highly sought-after area of Glen Parva, this deceptively spacious home is a true gem, offering a perfect blend of comfort, style, and modern living. With no onward chain, this property is ready to welcome its new owners with open arms, making the moving process as smooth and stress-free as possible. As you step inside, you are immediately greeted by a welcoming hallway that sets the tone for the rest of the home. The bright and airy lounge is a delightful space, featuring a large window to the front that floods the room with natural light, creating a warm and inviting atmosphere. The heart of the home is the stunning dining kitchen, complete with modern units and sleek countertops, this kitchen is a dream for any aspiring chef. The French doors that open onto the garden create a seamless flow between indoor and outdoor living, making it the perfect space for entertaining guests or enjoying a quiet family meal. Upstairs, the property boasts three generously sized double bedrooms, each beautifully finished to provide a serene and comfortable retreat. The family bathroom is a sanctuary of relaxation, designed with both functionality and elegance in mind. Featuring modern fixtures and finishes, it is the perfect place to unwind after a long day. Outside, the property boasts a driveway for convenient parking, ensuring that you always have a space to call your own. The beautifully landscaped garden is a true oasis, with a lush lawn, barked area that provides a safe and fun space for children and a patio that is ideal for al fresco dining, allowing you to make the most of the warmer months.

