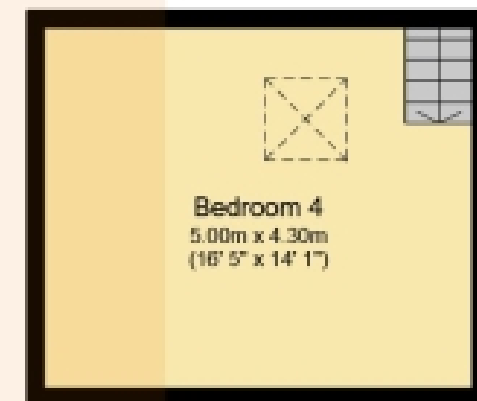




**11 Manor Road, Old Drumchapel**

**Offers Over £349,995**





Total floor area 197.8 sq.m. (2,129 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

Set within the ever-popular Old Drumchapel locale, this exceptional link-detached bungalow at No. 11 Manor Road is a true rarity on the market. Boasting an expansive footprint and occupying an impressive plot, this property effortlessly combines spacious living with modern features.

Externally to the front, you'll find the monobloc multi-car driveway leading to integral garage, providing safe off-street parking for a number of vehicles. The front garden is predominantly laid to lawn, making for easy maintenance.

As you step into the warm and inviting hallway, you are immediately greeted with neutral décor and oak-effect flooring which flows seamlessly throughout the home. The spacious lounge, bathed in natural light, impresses with its generous dimensions and neutral tones, creating an inviting space for relaxation and entertainment.

The well-appointed dining kitchen features an array of oak effect wall and base mounted units which are further complemented with contrasting worktops. Integrated appliances include a 4-ring electric hob, extractor hood, double oven, fridge/freezer, and dishwasher. The dining area offers ample space to gather with family and friends, creating the perfect setting for an evening meal.

From the kitchen, you'll find the charming sunroom featuring large bay formations and elegant French doors, allowing natural light to engulf the entire room, with calming neutral décor which helps to create a bright and airy feel. This room is an excellent use of space and provides a further family room that can be used all year round.

The home boasts an impressive garage conversion which has been thoughtfully designed to offer a sizeable family room, featuring a convenient utility area, as well as a pristine shower room, providing a versatile space with a multitude of potential uses.

The property further benefits from four generously proportioned double bedrooms as well as a study room/home office – perfect for those working from home. In the study, you'll find a staircase which provides access to the upper level, housing Bedroom Four. Completing this impressive accommodation internally is the newly installed four-piece family bathroom featuring a bathtub, walk-in shower cubicle, W.C., and wash hand basin. On-trend fixtures and fittings provide a touch of luxury to your daily routine. The rear garden is a marvel of low maintenance and is fully enclosed for privacy and security. Surrounded by mature shrubbery, it offers a peaceful oasis for outdoor relaxation, alfresco dining, and recreation.

Old Drumchapel boasts a prime location that in under a five-minute drive, you can access the Great Western Retail Park for excellent shopping options and the Great Western Golf course for leisure. Families will find Drumchapel High School and Blairdardie Primary School nearby. Plus, the Drumchapel Train Station, just a short walk away, connects you to Glasgow in 20 minutes, making city exploration effortless.

Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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