




## 17 Quendale Drive, Glasgow, G32 8PW

Tastefully Presented & Spacious, Three-Bedroom, Semi-Detached Home with Gardens, Driveway & Garage

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# Property Description

Tastefully-presented and spacious, three-bedroom, semi-detached house, with gardens, a detached garage, and a driveway. Located in a quiet cul-de-sac development, in the popular Tollcross area southwest of Glasgow city centre.

Comprises an entrance hall, living and dining room, kitchen, three flexible bedrooms, and a shower room.

Significantly refurbished during ownership, including a new boiler, plumbing, radiators, air-source heat pump central heating, heating system insulation, battery storage, and thermal store system. Furthermore, there are new electrics and rewiring, solar panels, mechanical extract ventilation, trickle vents, and continuous contemporary flooring throughout.

In addition, there is a stylish fitted kitchen with appliances, double glazing, and superb storage provision including bedroom wardrobes, a garage with power and lighting, and an insulated loft space.

Externally, the property benefits from a lawn and paved driveway to the front, whilst the rear garden features a lawn, a wood-decked patio, and a paved patio.

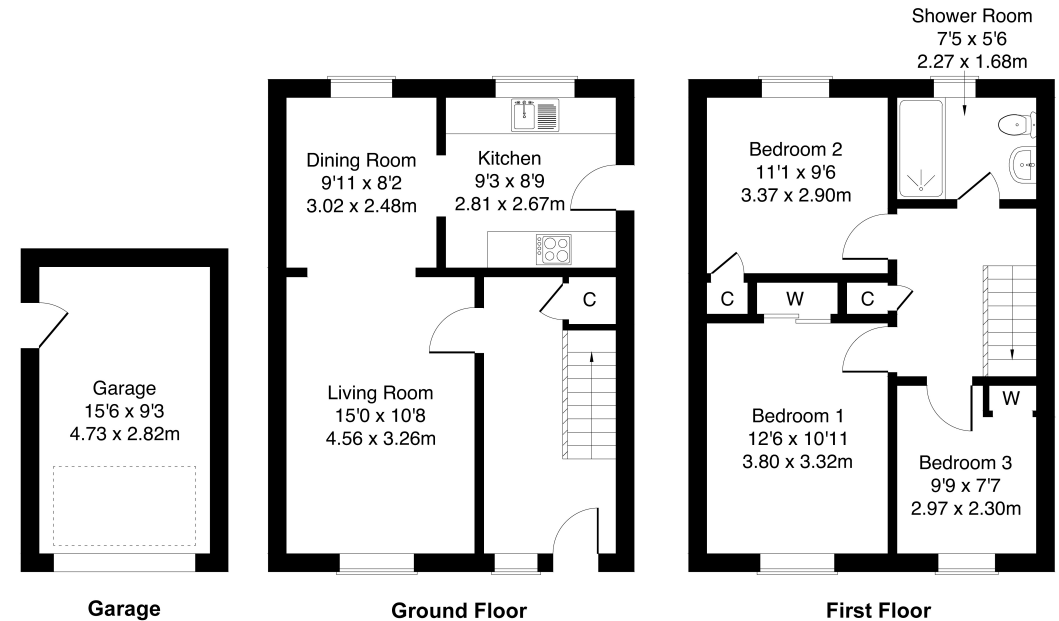
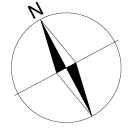
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and opens onto a spacious living and dining room, featuring a dual-aspect allowing plentiful natural light, light decor, a central light fitting for both rooms, and wood effect flooring continuing from the hall. Set off the lounge, with a door leading to the rear garden, a stylish kitchen is fitted with modern units, marble-effect worktops, a sink with a drainer and pressure tap; and an integrated oven, an electric hob with a splashback and extractor hood, a washing machine, a dishwasher, and a freestanding fridge/freezer.

On the upper floor, bedroom one is set to the front, offering a generous room, with wood effect flooring and a built-in wardrobe with mirrored sliding doors; whilst two further bedrooms are set to opposite aspects, similarly well-finished with wood effect flooring and built-in storage space. Completing the accommodation, the shower room is fitted with a modern suite and tiled splash walls.



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Approximate Gross Internal Area: (1023 sq ft - 95 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Tollcross is a suburb of Glasgow, north of the River Clyde, approximately four miles to the west of the city centre. With a wealth of amenities available locally, including cafes, restaurants, and supermarkets, the area also has excellent links to the city centre via the A74. There are local public transport options available throughout, as well as rail stations nearby at Shettleston, Carntyne and

Carmyle, with further road connections via the M8 and M74 for further travel throughout the rest of Scotland. With schooling catered for at all levels, the area is also home to numerous green spaces, including the popular Tollcross Park which houses the Rose Garden, the International Swimming Centre, the Children's Farm, and scenic walks along the River Clyde.





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