



## 90 Everard Drive, Glasgow, G21 1XQ

Light & Beautifully Presented, Three-Bedroom, Semi-Detached Home with Gardens

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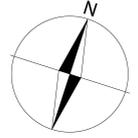
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# Property Description



90 Everard Drive, Glasgow, G21 1XQ

Approximate Gross Internal Area: (915 sq ft - 85 sq m.)



Light and beautifully presented, three-bedroom, semi-detached house, with front and rear gardens. Located in a quiet residential street, in the popular Colston area, northeast of Glasgow city centre.

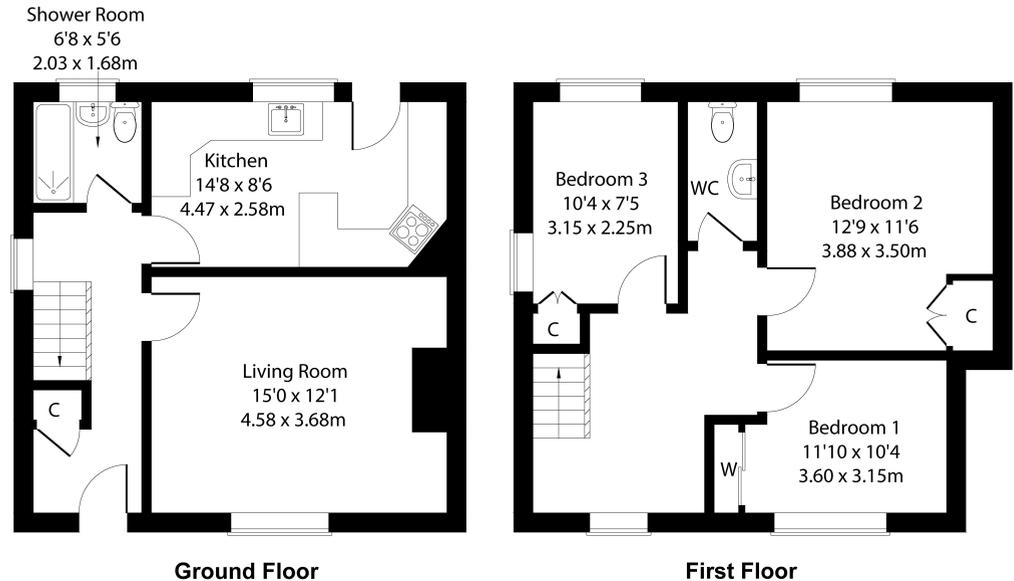
Comprises an entrance hallway, living room, kitchen, three flexible bedrooms, a shower room and a first floor WC.

With open woodland views to the front, features include a modern fitted kitchen, stylish bathrooms and contemporary flooring. In addition, there is gas central heating, double glazing, and good storage including a loft space.

Externally, the property benefits from a shared driveway to the side and a terraced garden to the front, whilst an enclosed rear garden has patios, a lawn and a storage shed.

A welcoming entrance has space for outerwear, and affords access throughout the ground floor, including a convenient understair cupboard. Set to the front, a spacious living room features an electric fireplace, plain coving, wood effect flooring, and a southerly-facing window enjoying plentiful natural light. To the rear, with a door leading to the garden, the kitchen is fitted with modern units, stone effect worktops, a tiled surround, a breakfast bar, a sink with drainer, and includes a freestanding gas cooker. Completing the ground floor, a stylish shower room is fitted with a modern suite including a large cubicle with a rainfall showerhead, panelled splash walls and a ladder-style radiator.

On the upper floor, bedroom one is set to the front, finished with light decor, a feature wall, carpeted flooring and a built-in wardrobe with mirror sliding doors. Two further bedrooms are set to the rear, with bedroom two offering a generous room size, featuring carpeted flooring and a built-in wardrobe, whilst bedroom three offers a flexible space for a potential home office or study and also includes a built-in wardrobe. Completing the accommodation, a WC is set internally off the hall, with a contemporary two-piece suite.



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

# Area Description

Colston is located just north of Glasgow city centre and benefits from excellent shopping and everyday amenities locally, with the thriving town of Bishopbriggs within close proximity, offering a wide variety of shops, restaurants, bars and major supermarkets. The nearby city centre offers a further wealth of amenities including both general and specialist shopping, designer names, art galleries, museums, superb architecture, and fashionable bars and restaurants. There are

numerous parks and golf courses within the area, including the Littlehill Golf Course and Springburn Park, offering open green spaces for outdoor recreation. Frequent public transport can be found throughout, including numerous railway stations connecting to Central and Queen Street stations, with proximity to the M8/M80, ensuring swift access to central Scotland's arterial road network, and to Glasgow and Edinburgh airports.





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Estate Agents and Solicitors



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