

THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



82 Merrylee Road, Cathcart,
Glasgow G43 2QZ



Traditional red sandstone semi detached Villa offering extensive accommodation within desirable established residential area. The property lies close to local primary schools and within easy reach of shops and supermarkets. Local bus routes and train stations are within easy reach and provide excellent commuting links to the City Centre. Nearby social and recreational pursuits include local golf courses, Newlands Lawn Tennis Club, Nuffield Fitness and Cathcart Bowling Club.

The property is situated within beautifully kept established gardens with lawn to front bordered by colourful flowerbeds, shrubs and bushes. A sweeping driveway provides off street parking at the side and front with twin wrought iron gates opening to a timber garage at the rear. Secluded rear garden with lawn and patio bordered by flowerbeds and bounded by brick wall.

Accommodation

Twin double glazed storm doors open to a large entrance porch with inner opaque glazed door leading to impressive hallway with stairs leading to the upper level. Downstairs cloak room with stained glass window feature and two piece suite. Magnificent lounge featuring large bay window overlooking the front garden. Good sized dining room with bay window bay to the side. Spacious kitchen fitted with a range of cherry wood floor standing and wall mounted units providing ample storage and working space. Door from kitchen to a large utility room with opaque double glazed UVPC door opening to the rear garden. The first bedroom is located on the ground floor level with twin front facing windows looking onto the garden. The upper



landing has doors opening to three further double sized bedrooms and impressive drawing room featuring a traditionally styled fireplace and bay window overlooking the front garden plus additional window to the side. Family bathroom with four piece suite. Separate shower room with two piece suite.

Services

Gas central heating. Double glazing. Alarm system. Mains water drainage and electricity.

Measurements

ENTRANCE HALL	22'0" X 6'3"
CLOAK ROOM	7'0" X 2'6"
LOUNGE	20'2" X 14'4"
DINING ROOM/STUDY	16'7" X 12'2"
DINING KITCHEN	17'1" X 12'1"
UTILITY ROOM	15'6" X 7'0"
BEDROOM ONE	15'2" X 10'2"
UPPER LANDING	14'10" X 6'4"
BEDROOM TWO	16'7" X 12'1"
BEDROOM THREE	12'2" X 11'1"
BEDROOM FOUR	14'10" X 10'2"
BEDROOM FIVE/DRAWING ROOM	20'1" X 4'6"
BATHROOM	13'5" X 6'0"
SHOWER ROOM	6'6" X 3'9"



Travel Directions

From the traffic light junction at Langside Drive/Merrylee Road travel east along Merrylee Road continuing to number 82 situated on the right hand side immediately after Merrylee Parish Church.

Date of Entry

Negotiable

EPC Rating D

Offers

Offers should be submitted writing to:-

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131-240 2263 Fax 0131-240 2246
E-mail: properties@cofscotland.org.uk



Church of Scotland Law Department

121 George Street

Edinburgh EH2 4YN

Telephone: 0131 240 2263

Fax: 0131 240 2246

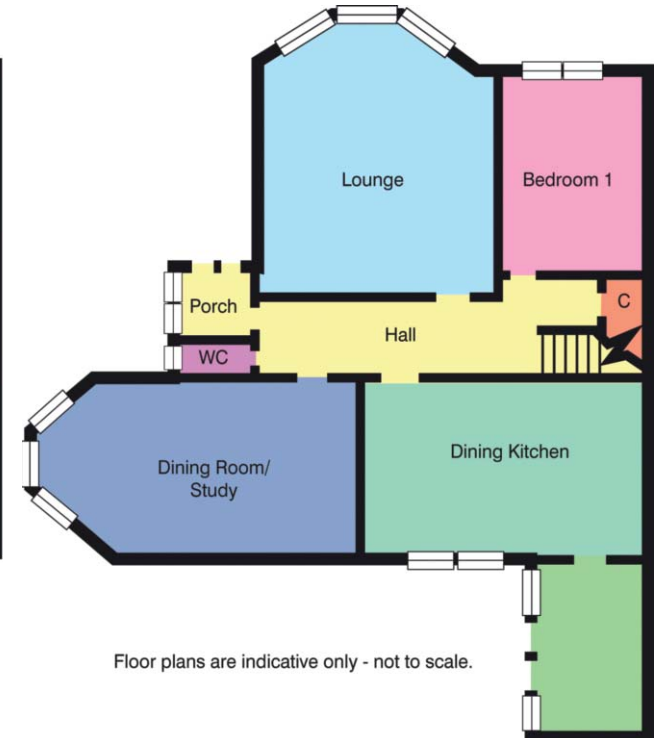
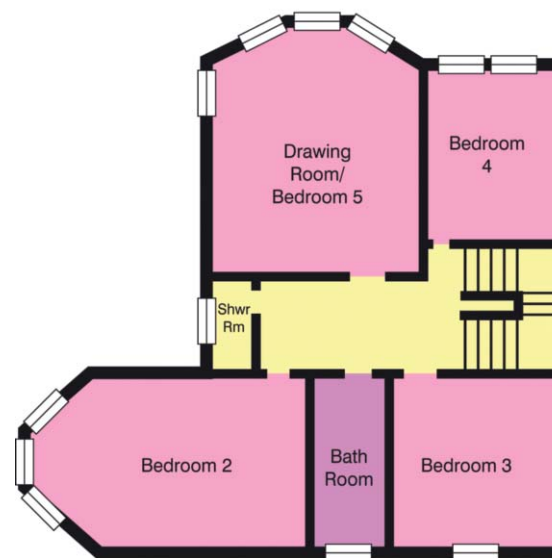
E-mail: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers received.

Sellers:- The Church of Scotland General Trustees Scottish Charity number SC014574



Floor plans are indicative only - not to scale.