



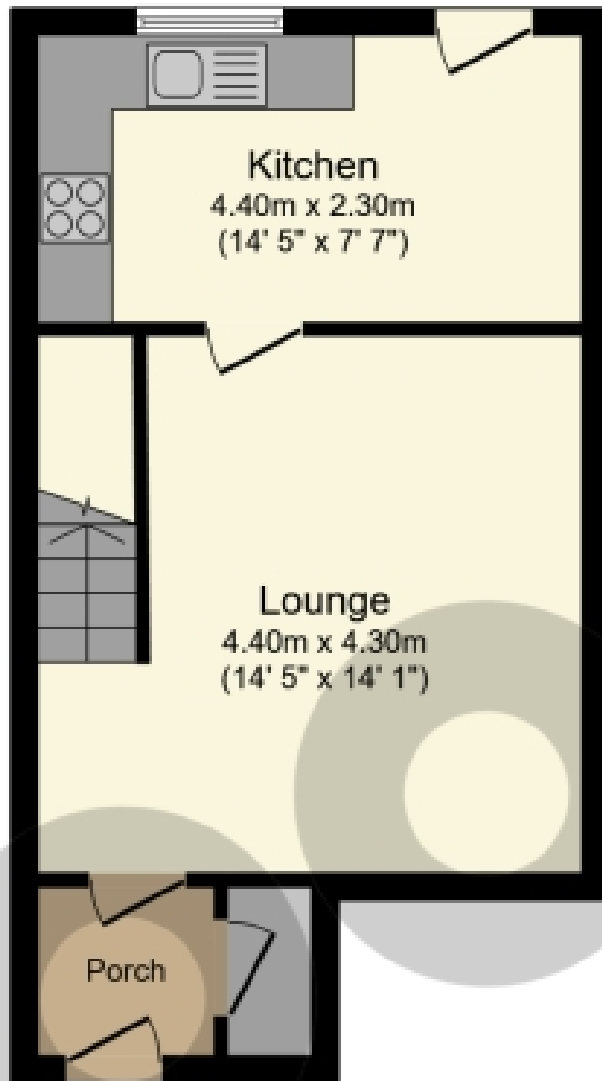
**11 Dormanside Grove**

**Offers Over £135,000**



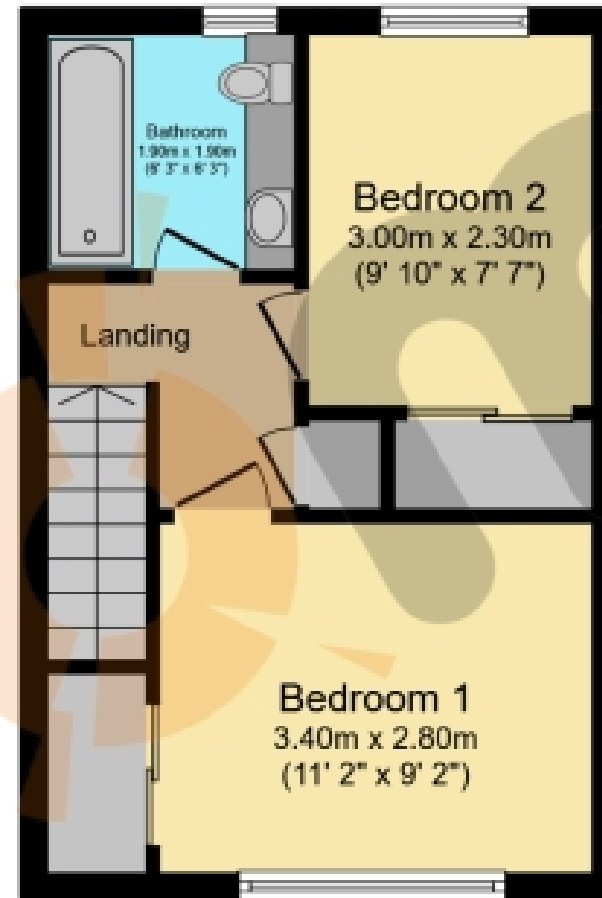






### Ground Floor

Floor area 33.0 m<sup>2</sup> (355 sq.ft.)



### First Floor

Floor area 29.7 m<sup>2</sup> (320 sq.ft.)

**TOTAL: 62.7 m<sup>2</sup> (675 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* FABULOUS MID TERRACED HOME \* SHORT DISTANCE FROM GLASGOW CITY CENTRE AND SILVERBURN COMPLEX \* REGULAR PUBLIC TRANSPORT LINKS \* View in person or online. Please contact your personal estate agents, The Property Boom, for more information and a copy of the Home Report.**

Welcome to No. 11 Dormanside Grove. This fantastic terraced property, positioned in a popular Glasgow locale, is the ideal opportunity for first time buyers and families alike.

Externally the property, along with the surrounding properties, have been very well kept. There is a paved walkway leading to the front door. The lounge is spacious, with masses of natural light pouring in through the window. The neutral décor pairs well with the hard wood flooring.

There is a fitted kitchen, with wall and base mounted cabinetry, and space for free standing appliances. There is also plenty of space for dining. On the first floor of the property, you will find 2 generously proportioned double bedrooms, with in-built storage solutions. Completing the property internally, is a three piece family bathroom, comprising of a bath with shower over head, w.c. and a wash hand basin.

To the rear of the property is a private, fully enclosed garden.

The property further benefits from gas central heating and double glazing throughout.

The property hugely benefits from excellent local amenities. There are restaurants, shops and cinema entertainment closeby at the Silverburn complex. The property further benefits from being just a short walk from Rosshall Park and the national cycle route.

Please consult The Property Booms school catchment and performance tool on our website to receive detailed information on the choice of schooling in the area from primary through to secondary level. Transport links are super with the M77 motorway offering a fast commute to Glasgow City Centre.

We would highly recommend an early viewing to avoid disappointment as this property will not be on the market for long. Viewing 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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