








# NEW LUCE DRIVE, GLASGOW

**AB Property Consultants & Estate Agents are delighted to present this beautifully maintained two-bedroom semi-detached home in the popular Mount Vernon area. Offering bright, well-presented accommodation, a modern kitchen and shower room, generous gardens, driveway and detached garage.**

## Offers Over £210,000





AB Property Consultants & Estate Agents are delighted to present this beautifully maintained two-bedroom semi-detached home in the popular Mount Vernon area. Offering bright, well-presented accommodation, a modern kitchen and shower room, generous gardens, driveway and detached garage, this is an excellent opportunity for first-time buyers, couples and downsizers alike.

KEY FEATURES

- Two-bedroom semi-detached home
- Popular Mount Vernon location
- Spacious living room
- Separate dining area
- Modern fitted kitchen
- Contemporary shower room
- Two well-proportioned double bedrooms
- Private front and rear gardens
- Driveway providing off-street parking
- Detached garage
- Patio and lawned rear garden
- Well presented throughout
- Excellent first-time purchase

FULL PROPERTY DESCRIPTION

Screened Porch – 2.62m x 0.78m

The property is entered via a useful screened entrance porch, providing a welcoming approach before continuing into the main hallway.

Hall – 1.39m x 3.01m

The entrance hall provides access to the ground-floor accommodation and staircase leading to the upper level. Finished in light neutral tones with carpeted flooring, the space creates a bright and welcoming first impression.

Living Room – 3.32m x 3.84m

A comfortable and well-proportioned main reception room with a large front-facing window allowing plenty of natural light into the space. The room offers ample space for a range of lounge furniture and flows into the adjoining dining area, creating an excellent layout for everyday living and entertaining.

Dining Area – 3.32m x 2.12m

Positioned towards the rear of the property, the dedicated dining area provides excellent additional living space with room for a family dining table and chairs. Its connection with the living room gives the ground floor an appealing open feel.





**Kitchen – 2.18m x 2.86m**

**A stylish modern fitted kitchen featuring a range of light wood-effect wall and base units complemented by contrasting work surfaces. The kitchen incorporates an oven, gas hob, extractor hood and sink, with a window providing natural light. The contemporary finish makes this a particularly attractive feature of the home.**

**Upper Hall – 1.77m x 1.05m**

**The carpeted staircase leads to the upper landing, which provides access to both bedrooms and the shower room.**

**Primary Bedroom – 3.90m x 2.90m**

**A generous double bedroom offering excellent floor space for a full range of bedroom furniture. A large window provides plenty of natural light, while mirrored fitted wardrobes offer useful storage. The neutral décor and carpeting create a comfortable and relaxing space.**

**Bedroom Two – 3.74m x 2.95m**

**A further spacious double bedroom, again presented in modern neutral tones. The room benefits from a large window, radiator and useful built-in storage, making it ideal as a second bedroom, guest room or home-working space.**

**Shower Room – 1.77m x 1.81m**

**A beautifully finished contemporary shower room featuring a large glazed shower enclosure with electric shower, wash-hand basin and WC. Marble-effect wall panelling gives the room a clean, modern appearance, complemented by contrasting flooring and a frosted window providing natural light and privacy.**

**GARDENS & EXTERIOR**

**Externally, the property enjoys attractive private garden grounds to both the front and rear. The front garden is neatly maintained with lawn, established shrubs and planting, giving the property excellent kerb appeal.**

**A substantial driveway runs alongside the house, providing convenient off-street parking and access to the detached garage.**

**The rear garden offers an excellent combination of lawn and paved patio areas, creating plenty of room for outdoor seating, entertaining and family use. Mature boundary hedging and fencing provide a good degree of enclosure, while the detached garage offers valuable additional parking or storage.**

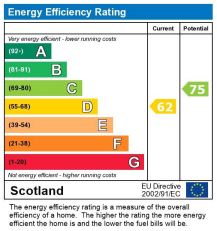
**LOCAL AREA**

**Mount Vernon is a popular residential area in Glasgow's East End, particularly well suited to first-time buyers, couples and families looking for a suburban setting with convenient access to the city. The area offers access to everyday amenities, schooling and transport connections,**










Viewing by appointment only
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