



**31 Lethamhill Crescent, Glasgow, G33 2SH**

**Detached villa located in a quiet residential area ideal for young families**

- **Bright Livingroom leading to an open dining area**
- **Large equipped kitchen**
- **2 Bedrooms located on the ground floor**
- **WC**
- **3 Bedrooms located on first floor**
- **Family bathroom**
- **Single semi-detached garage**
- **Private gardens to the front and rear of the property**



## Location

Lethamhill Crescent is a cul-de-sac conveniently located to the East of Glasgow City Centre.

Local amenities include: Convenience stores, medical centre, pharmacy, post office, primary and secondary schooling

A rail link is available close by and there are superb road and bus links to Glasgow city centre.

## Viewing Arrangements

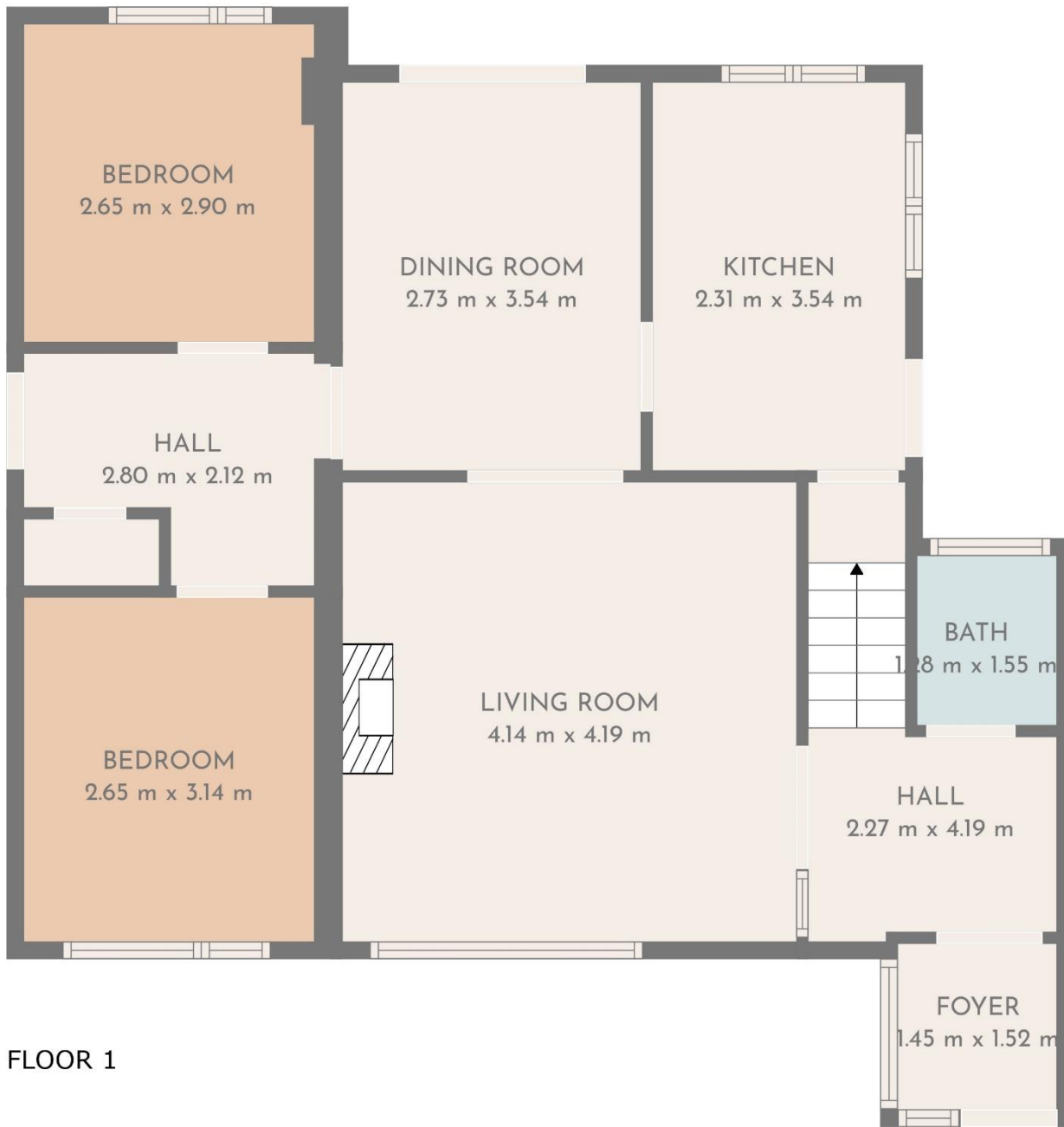
By appointment with The Church of Scotland Law Department. Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)



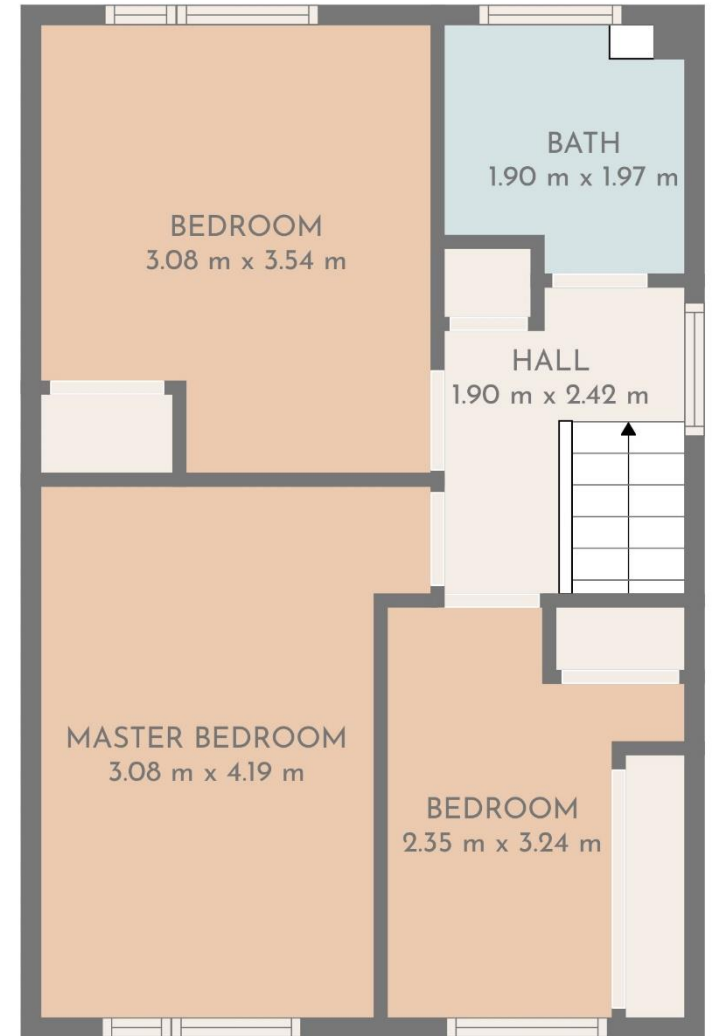




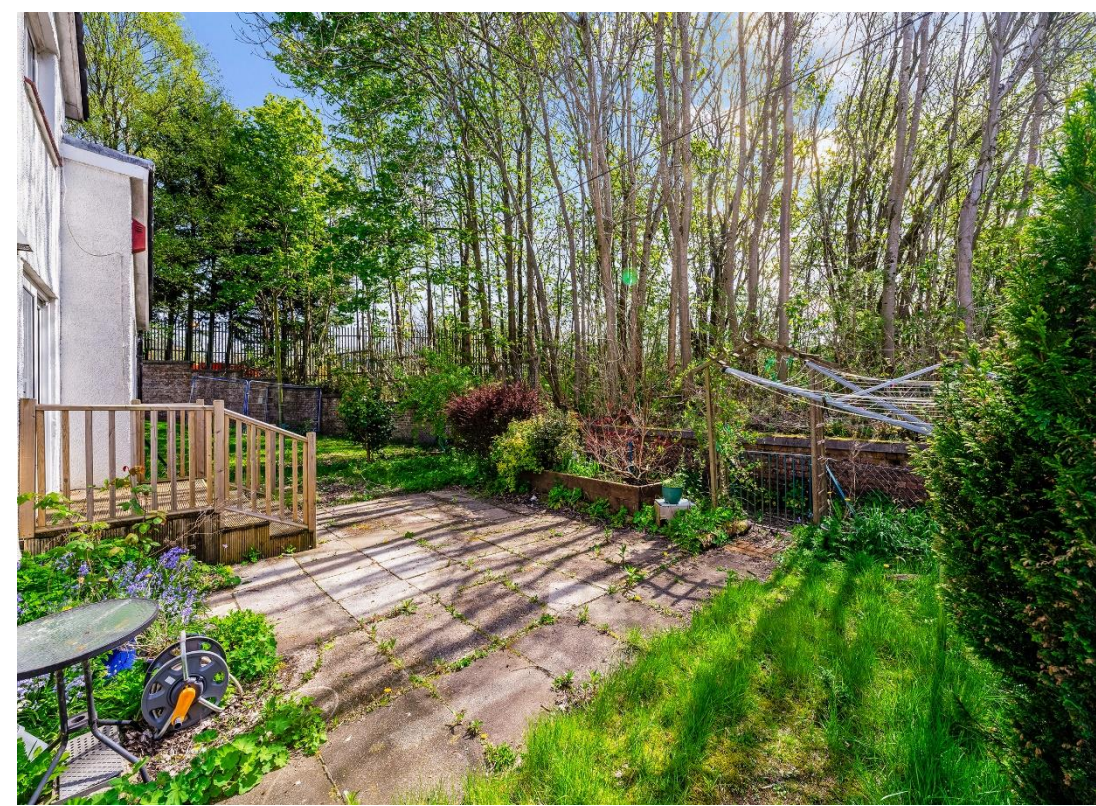




FLOOR 1



FLOOR 2





# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

**Church of Scotland Law Department**  
**121 George Street**  
**Edinburgh EH2 4YN**  
**Telephone 0131 2402263**  
**Email: [properties@churchofscotland.org.uk](mailto: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, via a Scottish solicitor, 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 they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

