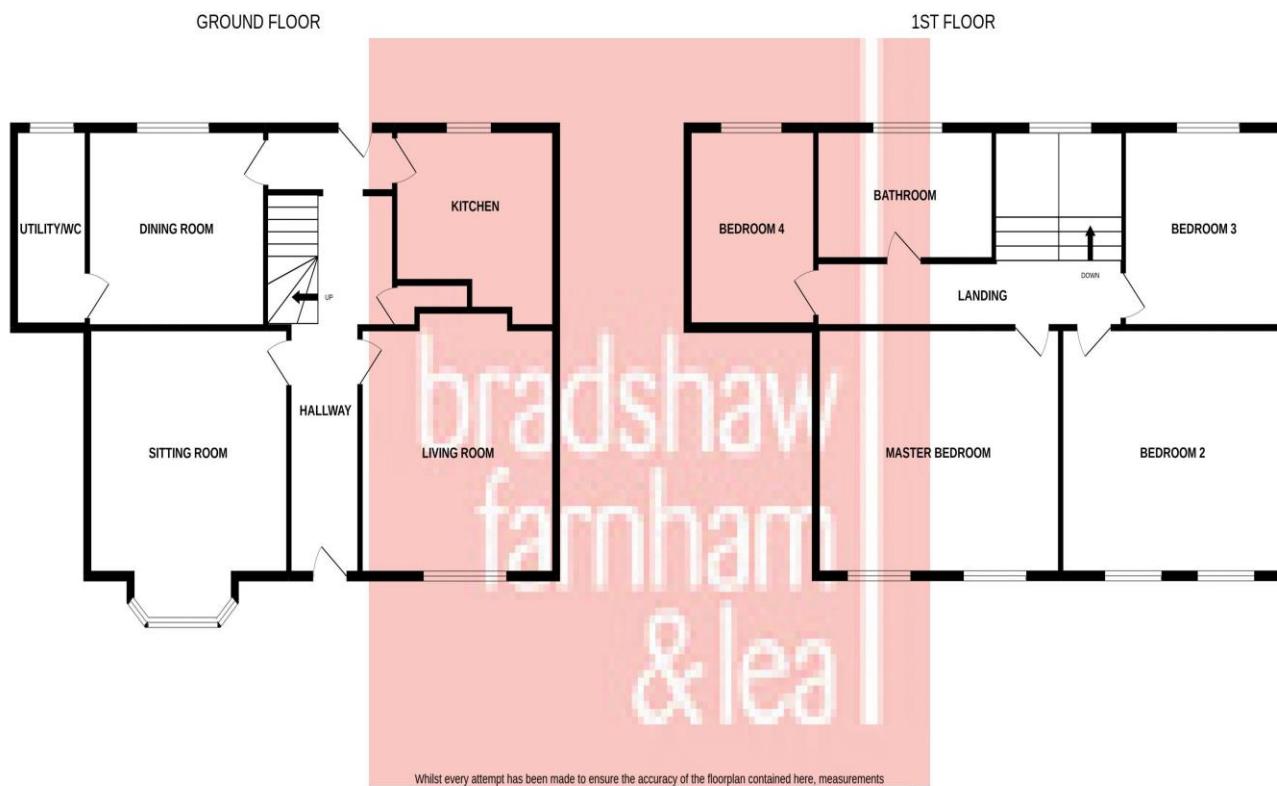


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The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

14 Arno Road

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- Stunning Period Home
- Modern four piece family bathroom
- Two reception rooms overlooking the rear gardens

- Substantial off road parking
- Sizable front gardens
- Four well-proportioned bedrooms

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## About the property...

Simply a one off! This is one of those rare occasions where something truly special comes to our marketplace. Situated in a unique location on Arno Road, where you are a stones throw from the thriving Oxton Village. The property has undertaken some significant renovation since our vendors tenure, where our sellers have worked hard to retain all of the original period features and charms which come with this stunning home. The property has a commanding presence from the outset, with a sweeping driveway which leads you past the gardens to the front. Which has mature borders and a beautiful lawned area, making it the perfect garden for a family. As you enter the property there is a spacious entrance hall which divides the two reception rooms. Both rooms have wonderful original features both overlooking the gardens to the front. To the rear of the ground floor there is a kitchen and separate dining room which leads you through to the utility room. To the first floor, there are four well-proportioned bedrooms, and a stunning, modern four piece family bathroom. To the rear, there is a sizable courtyard where there is further opportunity to extend the kitchen/dining room (subject to planning consent). Viewing is essential to truly appreciate what is on offer.

## About the location...

From the office turn right and proceed along Woodchurch Road. At the traffic lights turn left onto Storeton Road and then first right into Fairview Road. Proceed along this road turning right into Arno Road. The property can be seen on your left hand side.



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