



RESIDENCE

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45 Hamilton Road, Glasgow, G32 9QD

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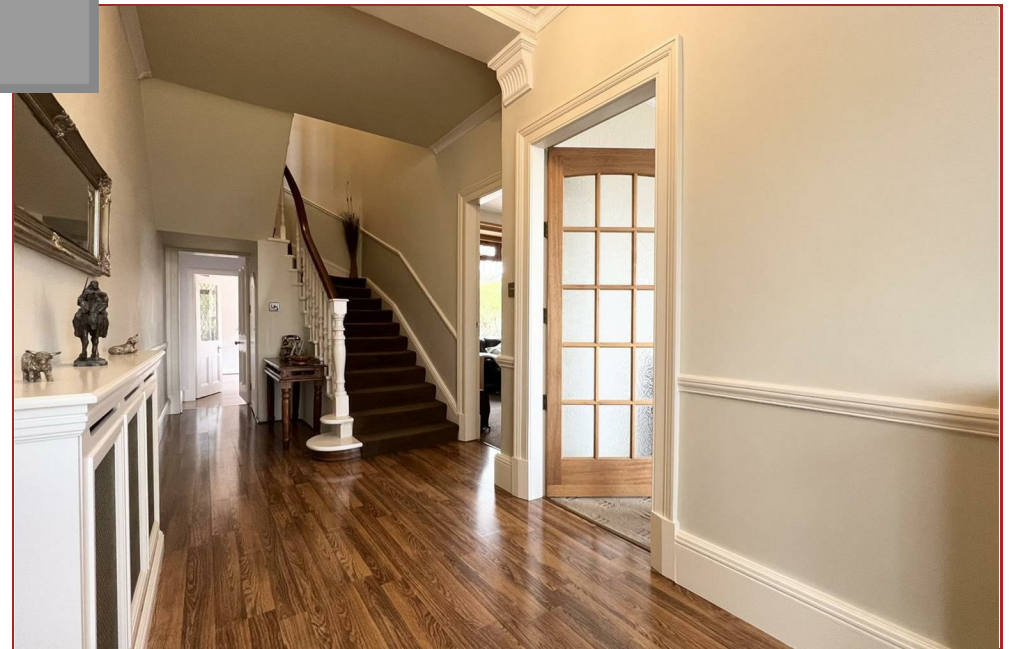


Viewing by appointment with Residence Uddingston

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4 Bedrooms | 1 Public Rooms | 2 Bathrooms

** Home report value is £420,000**

This impressive semi-detached sandstone villa enjoys an elevated position set back from the road, boasting a wealth of original features and nestled within private, enclosed gardens in a highly sought-after and rarely available location. With no onward chain, the seller offers flexibility on the date of entry.

Built circa 1902 this family home offers characterful features and spacious apartments throughout with high ceilings. This home provides a versatile layout for future buyers. Located in one of the most desirable addresses in Mount Vernon and within easy walking distance of numerous local amenities and transport links, this property offers a rare opportunity to acquire an impressive family home.

The accommodation comprises a reception vestibule and a welcoming entrance hallway, formal bay window lounge with a stunning feature fireplace, downstairs shower room, large sitting room/bedroom four, dining area and kitchen. On the upper level are three further bedrooms, a study and a loft conversion that is currently being utilised as an office.

The property boasts generous, mature gardens to the front and rear, featuring established shrubs and inviting patio areas. The rear garden is particularly secluded, offering a perfect suntrap during the summer months. Additionally, a large private driveway provides ample off-street parking for multiple vehicles, complemented by a generously sized detached garage. While the floor plan offers a clear overview of the home's well-designed and spacious layout, a personal viewing is highly recommended to fully appreciate the property's character and desirable location.

Mount Vernon is a highly regarded residential area, well known for its excellent local schools, parks, and a range of sports and shopping facilities. It also benefits from strong transport links to Glasgow city centre. Nearby districts include Baillieston and the sought-after village of Uddingston.



2131.00 sq ft | EER = D



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Hamilton Road



We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.