



Mid Terraced House

626 Sandyhills Road, Sandyhills, Glasgow, G32 9TR

Offers Over £135,000



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Description

This larger mid terraced villa offers superb family accommodation and offers excellent potential. The deceptively spacious and versatile accommodation is formed over two levels and there are mature gardens to both front and rear.

A much loved home for many years this property would now benefit from a scheme of modernisation of the fixtures, fittings, decor and heating system.

An entrance hall welcomes you in with stairway ahead leading to the upper level. The lounge is a lovely reception room with broad window formation to the front lending light. There are two doors to the rear of the lounge, one leading to the dining room and the other to the fitted kitchen. A deep under stair cupboard provides handy storage space and a rear door from the kitchen leads directly to the gardens.

Upstairs there is a large landing linking to the three bedrooms, shower room and to a deep cupboard. A ceiling hatch provides access to the attic space.

All three bedrooms are of very good proportion, the third bedroom more of a L-shaped layout. A cupboard off bedroom two provides additional storage space. The shower room is attractively tiled to ceiling height and has a wc, wash hand basin and shower tray with main shower, rail and curtain.

The windows are double glazed and there is a partial gas central heating system which requires upgrading.

Externally there are mature gardens to front and rear. The rear gardens of generous size and bordered by fencing. A shared pend offers convenient access to the rear.

This property enjoys a much admired address in the popular Sandyhills district which is located to the East of Glasgow City Centre. The immediate and surrounding areas are well served by high street shopping and supermarkets. There is highly regarded schooling at both Primary & Secondary level and nearby recreational facilities include Sandyhills Golf Club, a selection of Bowling Clubs and Tollcross International Swimming Centre. Commuters have access to local bus routes and Carmyle and Shettleston Train Stations are within easy reach. There are also excellent road links to Glasgow City Centre, the M8 and M74 motorway networks.



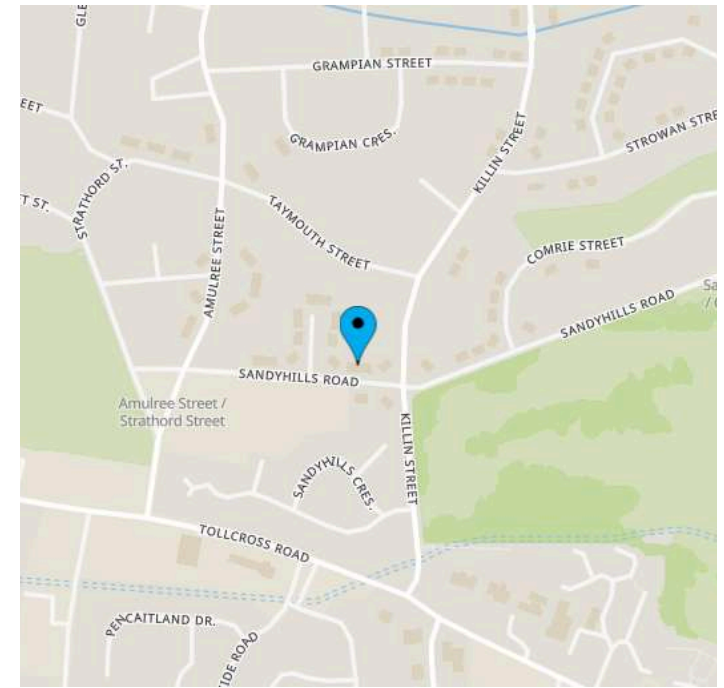
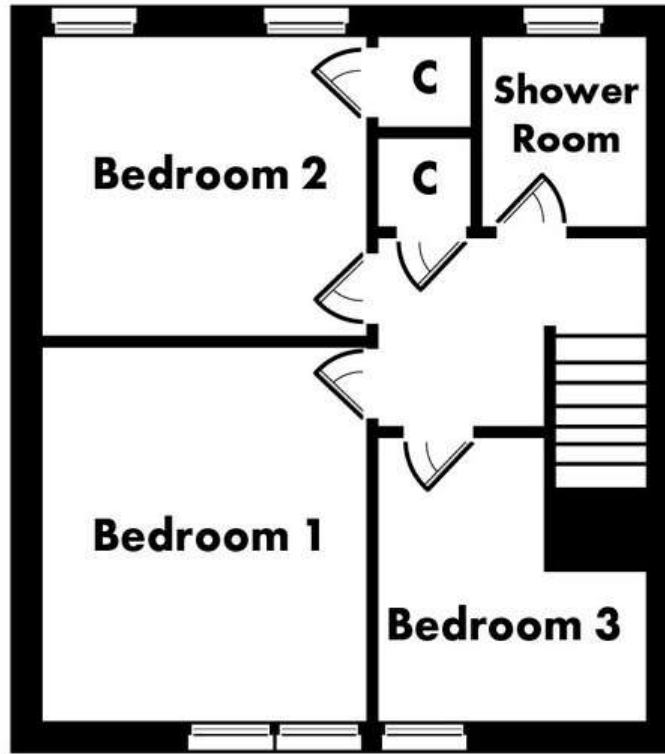
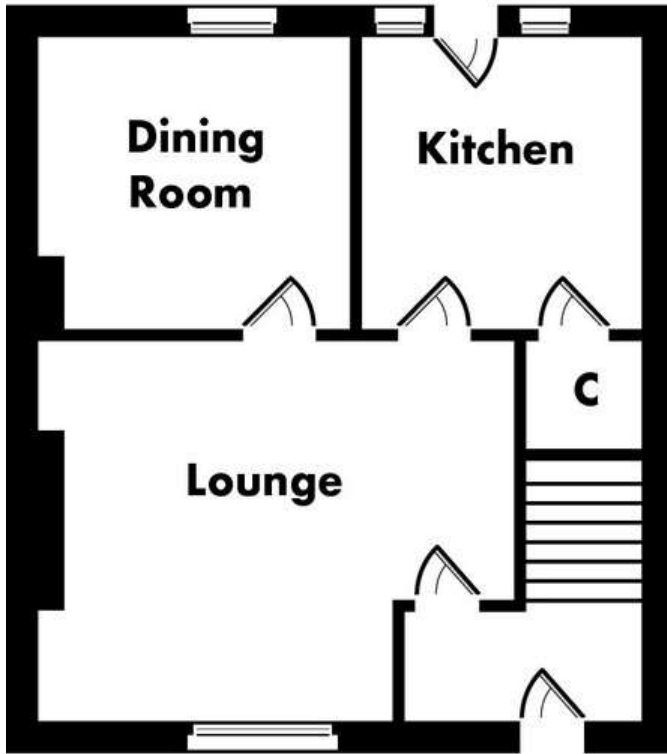
Room Dimensions

Entrance Hall	1.45 m x 2.18 m / 4'9" x 7'2"
Lounge	4.45 m x 4.27 m / 14'7" x 14'0"
Dining Room	3.56 m x 2.67 m / 11'8" x 8'9"
Kitchen	3.40 m x 2.59 m / 11'2" x 8'6"
Bedroom 1	4.29 m x 3.48 m / 14'1" x 11'5"
Bedroom 2	3.45 m x 3.51 m / 11'4" x 11'6"
Bedroom 3	3.12 m x 3.28 m / 10'3" x 10'9"
Shower Room	2.16 m x 1.96 m / 7'1" x 6'5"
Upper landing	2.59 m x 3.25 m / 8'6" x 10'8"

EPC: F

Features

- Larger mid terraced villa
- Three bedrooms
- Two reception rooms
- Mature gardens
- Close to schools, shops and public transport links
- Much admired location
- Excellent potential



TRAVEL DIRECTIONS

Travelling eastwards along Tollcross Road continue and turn left onto Amulree Street. Turn next right into Sandyhills Road and this property is along on the left hand side.

Floor plans are indicative only - not to scale.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

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