



## Semi-detached House

91 Gelston Street, Sandyhills, Glasgow, G32 9BN

**Offers Over £180,000**



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## Description

This charming three bedroom semi detached villa offers superb family accommodation and is situated in the popular residential district of Sandyhills. Occupying a slightly elevated position this property boasts beautifully tended gardens to front and rear which provide lovely outdoor spaces to be enjoyed. Inside this home is very well presented but there is still scope to add new ideas of fixtures, fittings and decor.

You enter to the side elevation via a modern PVC door with stained glass window and into the reception hall which has a stairway off leading to the upper level. The lounge has a bay window projection adding additional depth to this reception room and framing the pleasant aspects over the front gardens. The focal point is a feature fireplace and electric fire. A cupboard off the lounge provides handy storage space and houses the electrics and the Logic gas central heating combi boiler. The kitchen is beautifully appointed and is accessed to the rear of the lounge. There are a range of units, worktops and a breakfast bar with two stools. There is an integrated gas hob, oven and extractor hood. A washing machine and fridge freezer sit neatly in the kitchen and are also included in the sale. A downstairs bedroom is located off the entrance hall and completes the ground floor accommodation. This is a nicely proportioned and versatile room with pleasant aspects over the rear garden.



The stairway to upstairs has window formation to side and then turns to the upper landing which leads to two bedrooms, the shower room and to two deep cupboards. A ceiling hatch with pull down ladder accesses the attic space. Both bedrooms are of excellent proportion and enjoy lovely aspects to the front and rear respectively. The shower room is very well presented complete with corner shower cubicle and electric Triton shower unit, WC and wash hand basin. A window to the side elevation lends natural light.

The windows of this home are double glazed and there is a gas fired central heating system.

Externally this property has a most attractive kerbside appearance, the low maintenance front garden a mixture of paving and slate. A pathway with lawn to side leads to the rear garden which is a real highlight. There is a level lawn, paving and stone chipped areas bordered by mature hedges, shrubs and timber fencing. The metallic garden shed is included in the sale.

Gelston Street forms part of the much admired Sandyhills district lying to the east of Glasgow city centre. The immediate and surrounding areas are well served by high street shopping and supermarkets which include a TESCO Extra and Aldi. There is schooling at both Primary and Secondary level and a number of recreational facilities including Sandyhills Golf Club, a selection of Bowling Clubs, Tollcross Park and Tollcross International Swimming Centre. Those commuting have access to excellent public transport services. There are local bus routes and nearby Shettleston Train Station operates regular services to Glasgow Queen Street & Edinburgh. There are also convenient road links to Glasgow City Centre and the M8 & M74 motorway networks.



## Room Dimensions

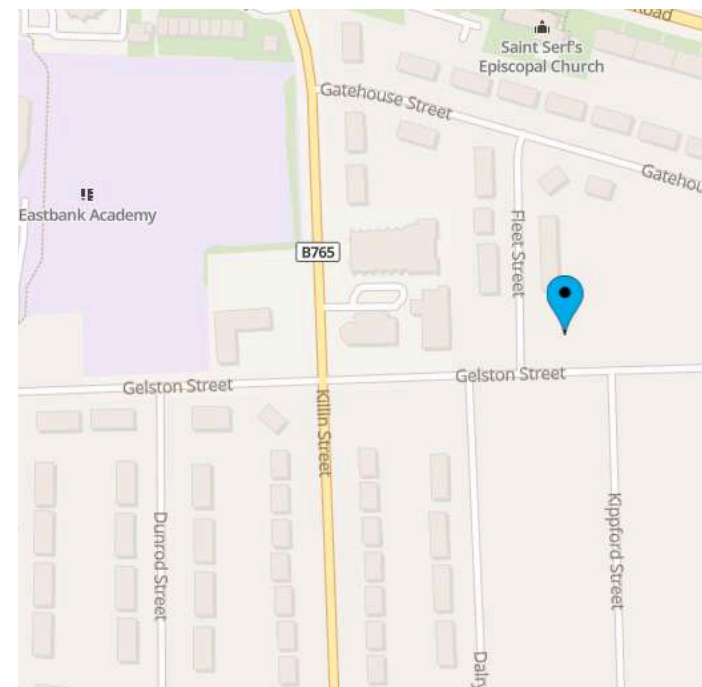
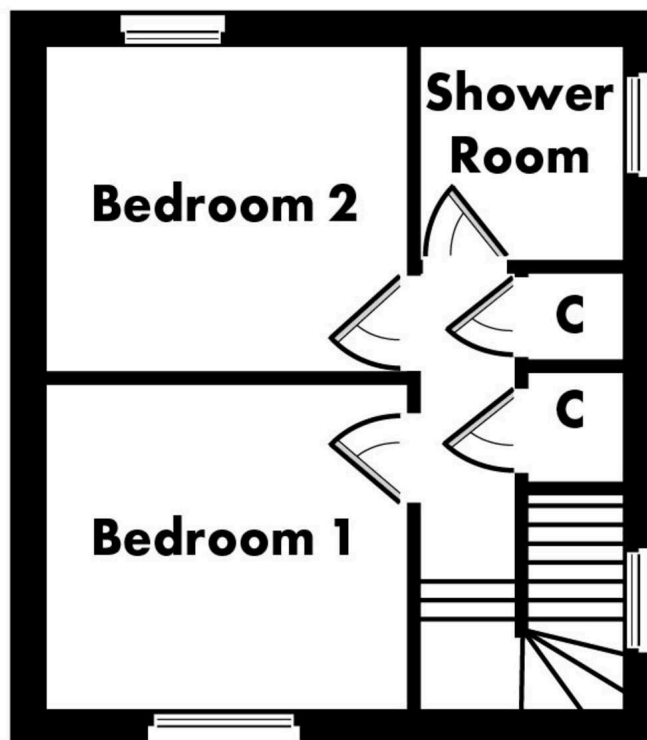
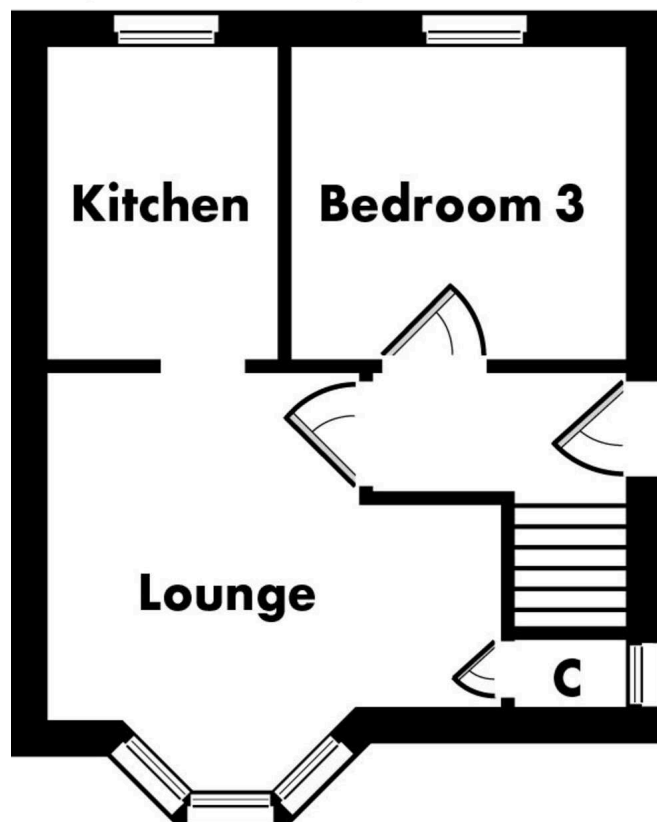
Entrance Hall	1.91 m x 1.27 m / 6'3" x 4'2"
Lounge	5.16 m x 4.11 m / 16'11" x 13'6"
Kitchen	3.20 m x 2.08 m / 10'6" x 6'10"
Bedroom 1	4.27 m x 3.30 m / 14'0" x 10'10"
Bedroom 2	3.23 m x 3.45 m / 10'7" x 11'4"
Bedroom 3	3.25 m x 3.23 m / 10'8" x 10'7"
Shower Room	2.01 m x 2.08 m / 6'7" x 6'10"

## EPC: D

## Features

Beautifully presented semi detached villa  
Three bedrooms (one downstairs)  
Bay lounge  
Very well appointed kitchen and shower room  
Gas central heating & double glazing  
Neatly tended gardens  
Popular location close to schools, shops and transport

Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling from Shettleston Road proceed Southwards on Killin Street and take the 2nd left into Gelston Street. This property is along on the left hand side.

#### 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:

Or to view this property please call:  
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