



End Terraced House

66 Kirkinner Road, Mount Vernon, G32 9NT

Offers Over £169,000



properties

Solicitors and Estate Agents





Description

This extended two bedroom end terraced villa offers superb potential and sits within a most desirable residential pocket in Mount Vernon. A much loved family home for several decades this property offers an exciting prospect for buyers wishing to add their own ideas of fixtures, fittings and decor.

The entrance hall has stairway off leading to the upper level and a door leads to the lounge. There is an under stair cupboard which houses the electric meter. The lounge is a nicely proportioned reception room with focal point of a feature fire place/electric fire. A broad window formation to the front lends natural light to this room. Sliding doors to the other end lead into the extension which could be utilised as a dining room, further living space or office. A window to the rear provides pleasant aspects over the garden. A door from the lounge leads into the kitchen which again is of good proportion and is fitted with a range of units. There is an integrated electric hob and oven. A door from this kitchen provides direct access to the rear gardens.

Upstairs the landing leads to two bedrooms and the bathroom. A ceiling hatch provides access to the attic space. Both bedrooms have fitted wardrobes with mirror fronted sliding doors and bedroom one also has a deep over stair cupboard where the gas central heating boiler is housed. The bathroom has a three piece suite and there is an over bath shower attachment and screen. The walls are tiled and there is a window formation to the rear elevation.

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

Externally this property has mature level gardens to front and rear mainly laid to lawn. The rear garden has shrubbery to the far end and behind this is a fence with gate leading to a handy access lane. There is a paved driveway to the side of the property running to a garage.

Kirkinner Road forms part of the much admired Mount Vernon district with buyers attracted by the excellent local schooling and wide range of amenities in the immediate and surrounding areas. Mount Vernon Primary School is just round the corner and there are a number of other local Primary and Secondary Schools. There is high street shopping available on nearby Baillieston Main Street and a selection of supermarkets in the local area. Nearby recreational facilities include Sandyhills Golf Club, Tollcross International Swimming Centre and local parks such as Mount Vernon Park. Those commuting have access to handy bus routes and Mount Vernon Train Station operates regular services and is around a 15-20 minute walk away. Those travelling by car have convenient road links to Glasgow City Centre and the M74 and M8 motorway networks.

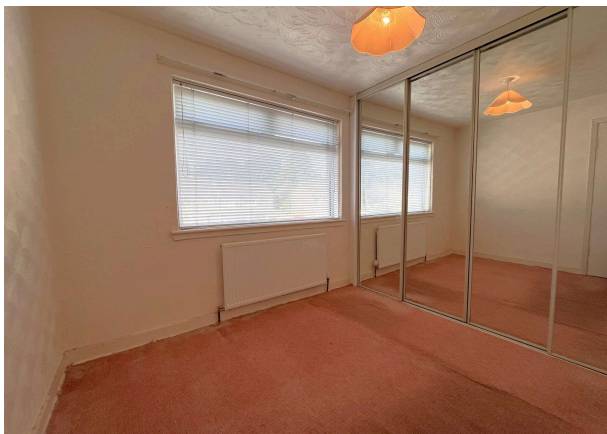
Room Dimensions

Entrance Hall	2.26 m x 2.06 m / 7'5" x 6'9"
Lounge	5.54 m x 3.20 m / 18'2" x 10'6"
Dining Room	3.05 m x 3.00 m / 10'0" x 9'10"
Kitchen	2.95 m x 2.67 m / 9'8" x 8'9"
Bedroom 1	2.79 m x 3.45 m / 9'2" x 11'4"
Bedroom 2	2.84 m x 2.72 m / 9'4" x 8'11"
Bathroom	1.73 m x 1.88 m / 5'8" x 6'2"

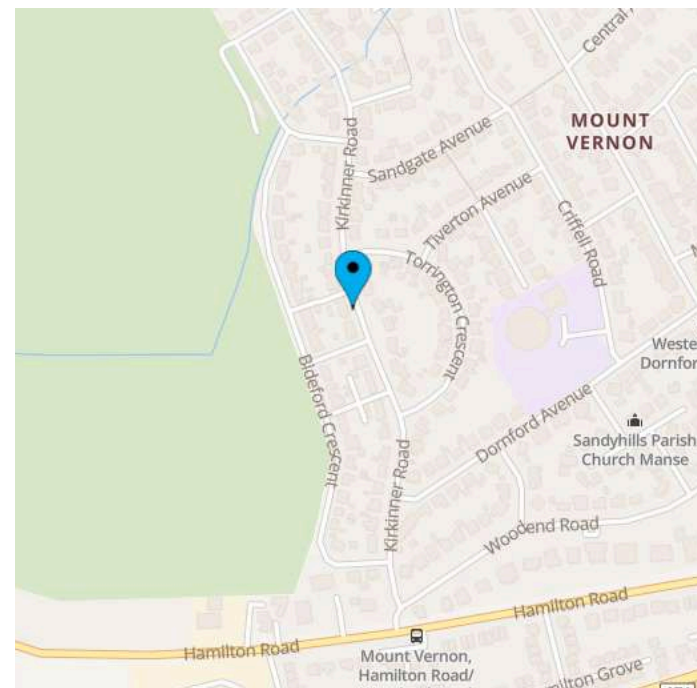
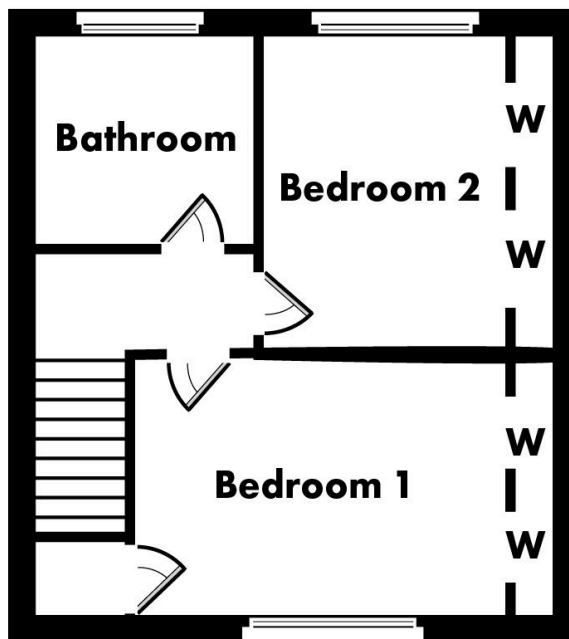
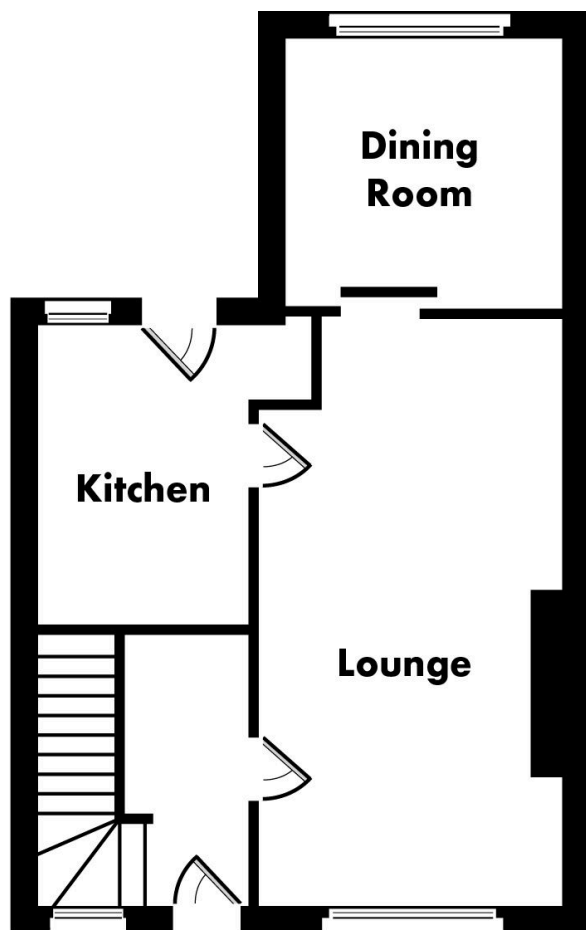
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Features

Extended end terraced villa
Two bedrooms
Lounge through to dining room
Kitchen and bathroom
Gas central heating and double glazing
Mature level gardens
Driveway and garage
Much admired Mount Vernon district



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling along Hamilton Road pass The Woodend Bar & Restaurant on your left and take the next left into Woodend Road. Bear immediately left onto Kirkinner Road and this property is further 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:
0141 331 0741



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ESPC Ref: E497817

