



Holly Street, North Kilbowie  
**Offers Over £105,000**

2 BED FLAT



 **McHugh**  
Estate Agents



## Features

2 Double Bedrooms

Lower Cottage Flat

Front and rear doors to private gardens

Re roofed in past 5 years

South facing rear garden

Attractively priced accommodation

Handy for schooling and shops

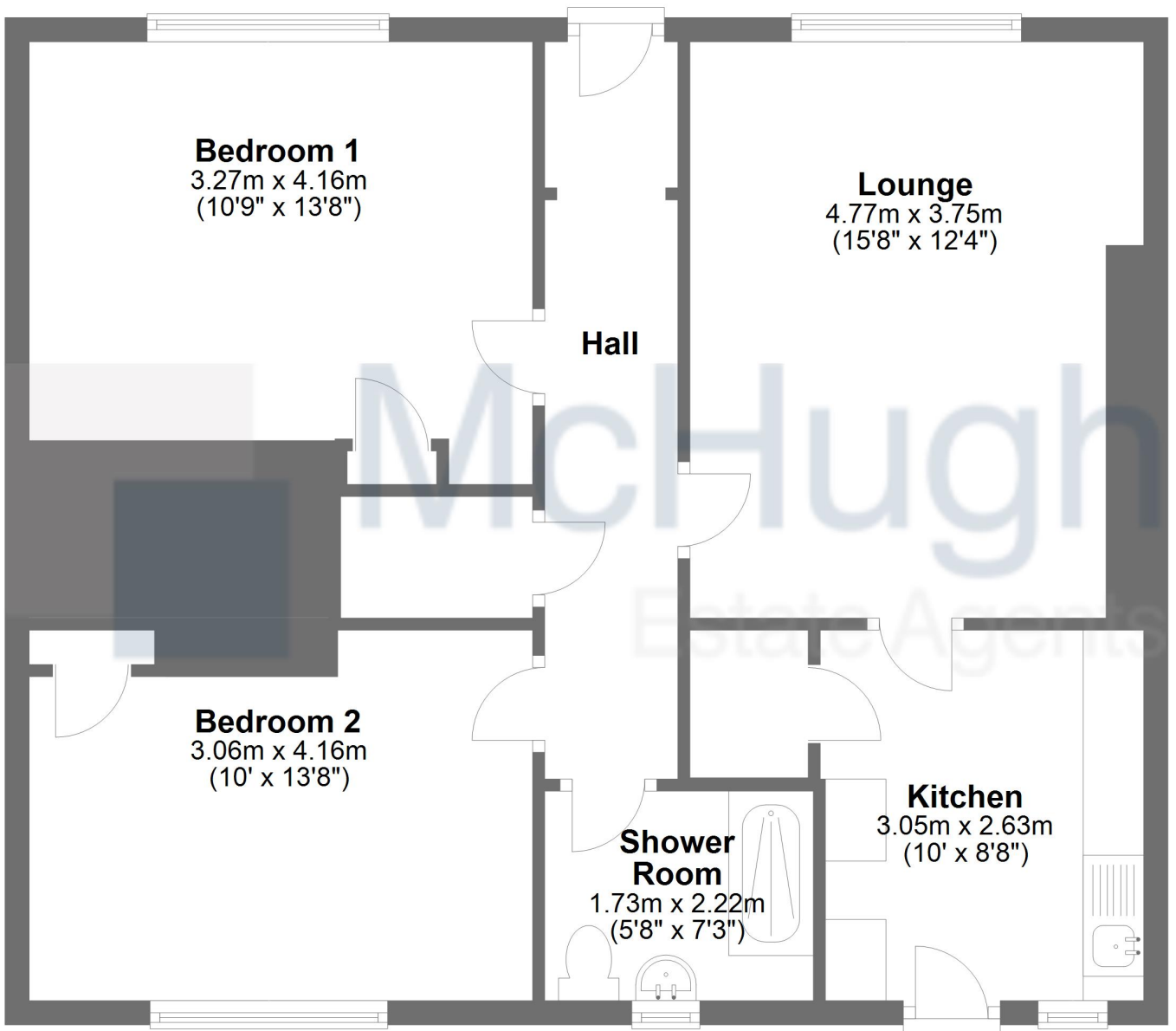
Well placed for excellent road links



## 2 BED FLAT

Holly Street, North Kilbowie

# Floor Plan



This floorplan has been created for guidance purposes only.  
Plan produced using PlanUp.

# Holly Street, North Kilbowie

This 'preferred style', main door 2 bedroom lower cottage flat is set in a popular location, away from the main thoroughfare and benefiting from generous suntrap garden (South facing garden at the rear). The flat has been well maintained and will appeal to young and older generations alike.

This property has been home to the same family since 1930's. Within recent years the roof has been renewed, the combi boiler has been upgraded and the decor has been refreshed throughout.

## Accommodation

The accommodation comprises a welcoming, central entrance hall which accesses the main apartments. The tasteful and spacious lounge has a central, focal point fireplace and a large window to the front overlooking the garden. Off the lounge, the well proportioned kitchen has floor and wall mounted units on either side, a large storage cupboard and a door to the suntrap rear garden. There are two double bedrooms, each with neutral decor and plenty of natural light. The shower room is fitted with a white suite and a low-rise easy access shower tray with an electric shower.

## Windows and Heating

The property has upvc double glazing and gas central heating (modern combi boiler)

## Gardens

The front garden is fully laid to lawn and screened from the road by low-height hedging. To the rear of the property, the South facing garden provides a generous, family friendly lawn, enclosed and screened by timber fencing, neat hedging and established foliage.

## Location

33 Holly Street is located in a popular 1930's development within walking distance of Dalmeir Park and conservation area, local shops and public transport. Dalmeir train station is approximately 10 mins walk with frequent services to Glasgow City Centre. Nursery, Primary and Secondary schools are within a 10-15 minute walk.

The property is conveniently positioned for access to Great Western Road which provides links to Glasgow, Loch Lomond and M8 Motorway.

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## Dimensions

### Lounge

4.77m x 3.75m

### Kitchen

3.05m x 2.63m

### Bedroom 1

3.27m x 4.16m

### Bedroom 2

3.06m x 4.16m

### Bathroom

1.73m x 2.22m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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