

**DALLAS** McMILLAN

SOLICITORS AND ESTATE AGENTS



**53 Sunnyside  
Drive  
Glasgow  
G15 6QU**

**Offers Over  
£145,000**



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## DESCRIPTION AND LOCATION

Dallas McMillan are delighted to bring to the market this extremely well presented 2 bedroom property in the Drumchapel area of Glasgow.

The property has been extremely well maintained and has a lovely bright and airy feel when you first enter the home, through a large porch. You are immediately drawn to the large windows at the back of the house, and the stunning view they offer as far as the Kilpatrick hills quite some distance away.

This property is in move in condition and benefits from gas central heating and double glazing.

The kitchen has a really contemporary feel, with neutral floor and wall mounted cupboards, a lovely light wood worktop offering a generous amount of work space and there is also plenty of room for free standing appliances.

The hallway leads into all the rooms on the ground floor, including the extremely useful downstairs wc, and the living room which runs the full length of the house. Having dual aspect windows, there is a real feeling of brightness, but due to the lovely fireplace it also feels like a cosy space on those cold water nights.

Carpeted stairs lead you to the upper floor landing of which all rooms can be accessed. The bedrooms are flooded with light and the bedroom at the rear of the property offers some really stunning views again. There is a family bathroom with walk in shower and both bedrooms are more than large enough for free standing bedroom furniture. There is also an extremely large storage cupboard.

From a small extension at the back of the property, a path and some steps lead down to the garden which boasts incredible views right across surrounding areas. The garden has a lovely grassed area, surrounded by paving stones, and there is also a garden at the front which has a grassed area, and along the side of the house there is ample room for several vehicles.

This property is a really well maintained home with loads of light, a fabulous garden, spacious rooms and a downstairs toilet which is rarely found in properties of this nature. The house would be an ideal family home, and given its proximity to Glasgow, would also suit someone who wanted a break from the city after working there all day.

Having excellent public transport links Glasgow City centre is easily reached with its independent shops, restaurants and bars



## ACCOMMODATION

Hallway	13'7" x 6'6"
	4.13m x 1.99m
Lounge	23'5" x 12'1"
	7.14m x 3.68m
Kitchen	11'8" x 9'1"
	3.56m x 2.76m
Closet	6'6" x 3'2"
	1.98m x 0.96m
Bathroom	6'3" x 5'10"
	1.91m x 1.79m
Bedroom One	13'7" x 12'2"
	4.15m x 3.70m
Bedroom Two	12'3" x 9'6"
	3.73m x 2.90m

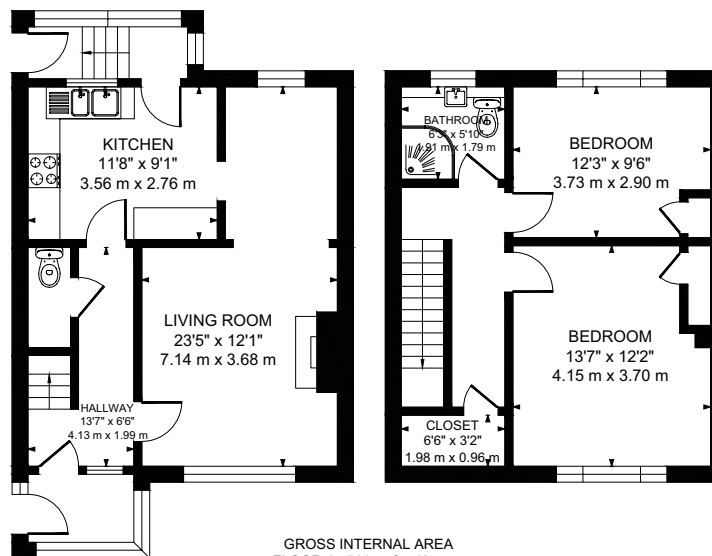
## VIEWING

Through solicitors on [0141 333 6750](tel:01413336750)

## ENTRY

By negotiation





GROSS INTERNAL AREA  
 FLOOR 1 : 514 sq ft - 48 sq m  
 FLOOR 2 : 447 sq ft - 42 sq m  
 TOTAL : 961 sq ft - 90 sq m

SIZES AND DIMENSIONS APPROXIMATE. ACTUAL MAY VARY.

Produced by Plush Plans Ltd

## TRAVEL DIRECTIONS

Through solicitors on 0141 333 6750

## DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of 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 nor water services nor 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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