



Shetland Drive, Simshill, G44 5DS

Shanta Residential are delighted to present this stunning two bedroom, semi-detached home located in Simshill, Glasgow. The home is immaculate throughout and presented in true walk-in condition. Within walking distance of the local high school, shops and amenities, this property is ideally situated for families. You are welcomed into the property via the reception hallway. The property benefits from a spacious living room flooded with light from the large windows illuminating the space, with the feature fireplace providing a great homely feel. The dining area at the rear of the lounge offers a superb, family friendly space. The contemporary kitchen has been well laid out with both wall and floor units, providing good storage and work area. From the kitchen you will find access to the large garden. The garden offers an enviable space, ideal for sitting out, socialising and enjoying the sun. Upstairs, the property offers two well presented double bedrooms, both decorated tastefully with plenty storage options. The attic has been floored and offers a versatile room to be used as a home office or additional storage. The property is completed by the immaculate, family bathroom which offers a three piece suite with a crisp tiled finish. At the front of the property the private driveway provides off street parking. Nearby you have an abundance of shops and eateries for all your needs. The local train station is just 5 minutes drive away for easy commuting to the city centre and beyond. The property is also within walking distance of Kings Park Secondary School and is a short drive from multiple primary schools. With it's double glazing throughout, gas central heating and fantastic location we would urge early viewing in order to avoid disappointment. For council tax purposes the property falls into band D.

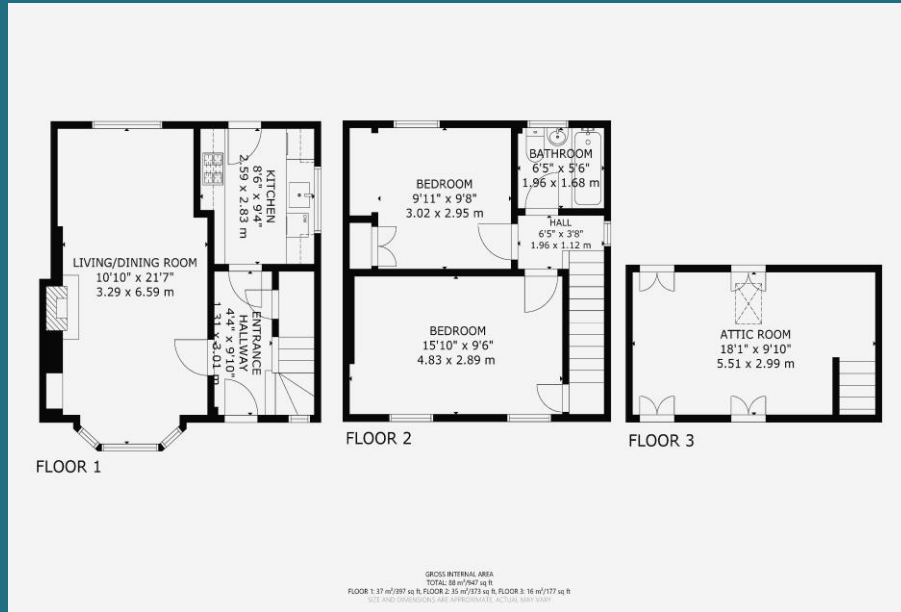
- **Two Bedrooms**
- **Semi Detached House**
- **Floored Attic Space**
- **Large Maintained Garden**
- **Gas Central Heating**
- **Double Glazing**
- **Sought After Location**
- **Walk In Condition**



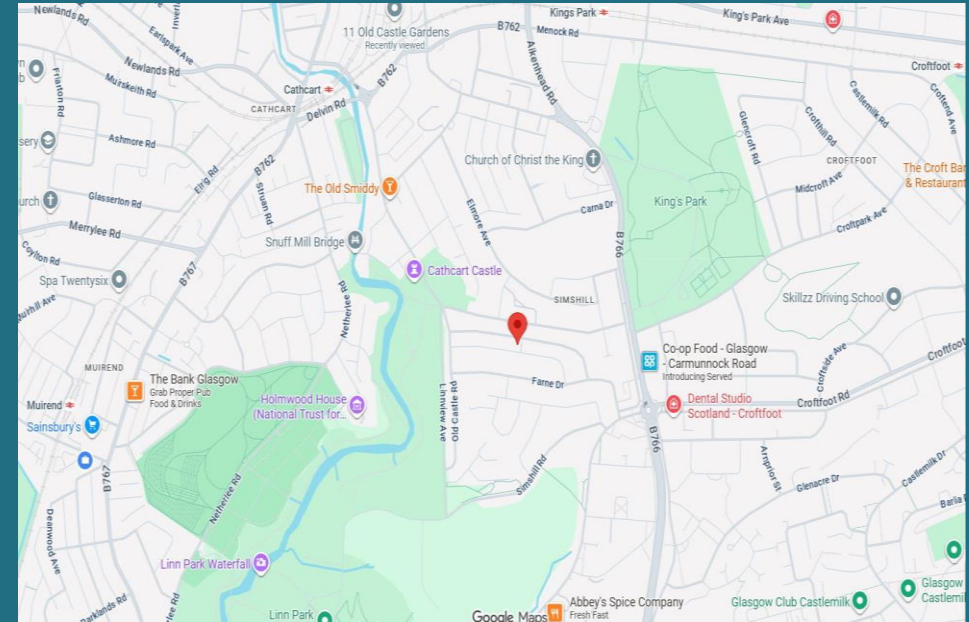
Offers Over £220,000



Floorplan



Map



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