



## 175 Archerhill Road, Glasgow, G13 3YU

Offers over £199,995



**\*\*Fantastic TWO-bedroom semi-detached home \*\*** This stunning accommodation within the popular area of Knightswood (Glasgow) is in true walk-in condition and is not expected to be on the market for long. With Matterport Tour and HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to No. 175 Archerhill Road, situated within the highly sought-after Knightswood (Glasgow) area. This splendid TWO-bedroom semi-detached home offers a fantastic level of accommodation. With stunning decoration and solid, engineered flooring professionally fitted throughout, this bright and spacious home is presented in true walk-in condition.

The property is located on a large corner plot with a double-gated driveway and substantial garden grounds. Entrance to the property is via a solid wood door to the side of the building and leading into the welcoming reception hallway. The beautifully decorated lounge area boasts an inset fire and feature bay window flooding this room with an abundance of natural light. The modern fitted kitchen has an array of navy wall and base mounted units and contrasting orange appliances creating a modern contemporary space. Integrated appliances include a washing machine, dishwasher and extractor fan and there is space allocated for free-standing cooker and fridge freezer. Access to the rear garden is via patio doors door to the rear of the kitchen. Completing the ground floor of this home is a splendid family bathroom with bespoke tiling and comprising of a shower over bath, vanity unit and W.C.

On the upper level, the property is further complimented with two neutrally decorated and well-proportioned bedrooms, both of which include fitted wardrobe space. A convenient cloakroom on this level is the perfect enhancement to this property. The attic space has been converted to provide additional living or storage space. The property also benefits from double glazing and gas central heating throughout, creating a lovely warmth all year round.

The fully enclosed rear garden with wooden pergola sheltering the patio area, provides a relaxing space for enjoying our lovely weather and al-fresco dining. A large storage shed is smartly situated to the side of the driveway.

Ideally situated in close proximity to local amenities and highly sought after schooling and with excellent transport links to Glasgow City and Loch Lomond area, the location is sure to be popular.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

Lounge – 4.79m x 3.98m

Kitchen – 3.73m x 2.18m

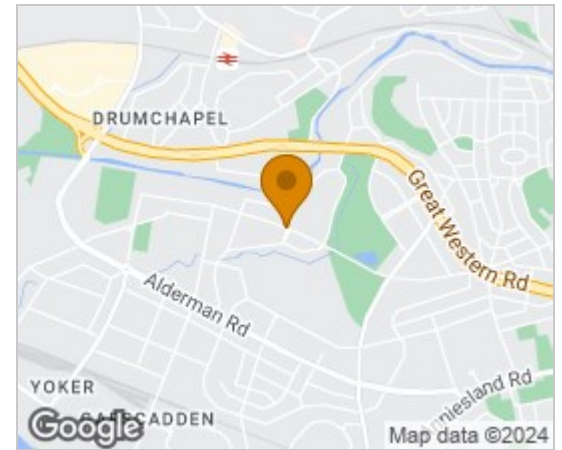
Bedroom One – 4.79m x 3.10m

Bedroom Two – 3.91m x 2.76m

Bathroom – 2.46m x 2.39m

Attic Room - 5.46m x 3.05m

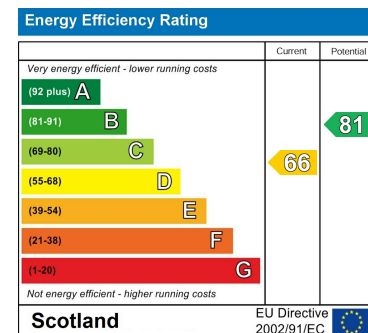
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ

Tel: 01389 521213 Email: [info@elevatepropertyservices.com](mailto:info@elevatepropertyservices.com) <https://www.elevatepropertyservices.com/>