



**Cassiltoun Gardens, Glasgow G45 9UA**

## welcome to Cassiltoun Gardens, Glasgow

- Mid Terrace Villa
- Bright Spacious Lounge
- Dining Fitted Kitchen
- Two Bedrooms & Boxroom
- Stunning Family Bathroom

Tenure: Freehold EPC Rating: C

offers over  
**£155,000**

Offering to the market this beautiful Mid Terrace Villa situated within a popular location.

This terrace villa is beautifully presented and can only be fully appreciated by internal inspection.

The accommodation comprises entrance hallway, bright and spacious family lounge, fitted dining kitchen which has a range of base and wall mounted units with access to the rear garden. The upper level offers two bedrooms, boxroom / study and stunning family bathroom with three piece suite.

The property is complimented with gas central heating, double glazing and easily maintained gardens to the front and rear.

We have tried to put into words what this fantastic property has to offer, but only internal viewing will confirm this.

This is a well-established residential area which offers access to the M74 providing links to Glasgow City Centre and further afield. This urban locale offers sports and recreational facilities including a local swimming pool and nearby golf courses. There are a variety of shops, a health centre, library, community centre as well as many other local amenities.

A selection of primary and secondary schooling is available and there are a number of well serviced train and bus routes within the area.

Early Viewing Advised.

### Entrance Hallway

### Lounge

16' 4" Into Bay x 11' 2" ( 4.98m Into Bay x 3.40m )

### Dining Kitchen

17' 6" x 8' 10" ( 5.33m x 2.69m )

### Bedroom One

11' 2" Into Bay x 11' 5" ( 3.40m Into Bay x 3.48m )

### Bedroom Two

10' 8" Max x 9' 8" ( 3.25m Max x 2.95m )

### Study / Office Room

5' 6" x 5' 2" ( 1.68m x 1.57m )

### Bathroom

7' 3" x 6' 2" ( 2.21m x 1.88m )

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**Property Ref:**  
BSD108784 - 0003

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