



Newhouse Road, Glasgow G42 0ED

welcome to

Newhouse Road, Glasgow

- Modern Mid Terrace Villa
- Bright Spacious Lounge With Patio Doors
- New Fitted Kitchen
- Downstairs WC
- Two Bedrooms

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers over
£160,000

**** CLOSING DATE MON 19/05 AT 12 NOON****

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

This two bedroom terrace villa is immaculately presented, has been well maintained by the present owners to an exceptional high standard and provides excellent accommodation, which can only be fully appreciated by internal inspection.

The accommodation comprises entrance hallway, bright and spacious family lounge with patio doors to the rear garden, new fitted kitchen which has a range of base and wall mounted units and downstairs wc. The upper level offers two bedrooms and family bathroom with three piece suite.

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

There is easy access to a wide range of local amenities including 24 hour supermarkets, bars and restaurants. Excellent public transports links to and from the City Centre by way of bus or train. For drivers, commuting is made easy via nearby M74 motorway network. This property would make an ideal purchase for first-time buyers and young professionals alike.

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

Lounge

19' 4" Max x 12' 9" Max (5.89m Max x 3.89m Max)

Kitchen

8' 2" Max x 6' 7" (2.49m Max x 2.01m)

Downstairs Wc

3' 8" x 2' 7" (1.12m x 0.79m)

Bedroom One

12' 9" x 9' 8" (3.89m x 2.95m)

Bedroom Two

12' 9" x 8' 3" (3.89m x 2.51m)

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Property Ref:
BSD108815 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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