



**Holmbyre Road, Glasgow G45 9QF**

## welcome to Holmbyre Road, Glasgow

- Three-bedroom semi-detached house
- Spacious living room
- Open-plan kitchen and dining area
- Downstairs WC
- Three double bedrooms with fitted wardrobes

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

offers over  
**£190,000**

This attractive three-bedroom semi-detached house is located within a popular residential area of Castlemilk and offers spacious, versatile accommodation ideally suited to modern family living.

The ground floor comprises a bright and generously sized living room, which flows seamlessly into an open-plan kitchen and dining area, creating a sociable and practical space for everyday family life and entertaining. The kitchen offers ample storage and worktop space, while the ground floor is completed by a convenient downstairs WC.

On the upper level, the property boasts three well-proportioned double bedrooms, all benefiting from fitted wardrobes, providing excellent storage throughout. The accommodation is completed by a family bathroom fitted with a suite.

Externally, the property benefits from a private driveway to the front. To the rear, there is additional versatile space which could be utilised as a family room, playroom or home office, offering excellent flexibility to suit a growing family's needs.

Ideally located close to local schooling, parks and a wide range of amenities, this property represents a perfect family home for buyers looking to settle within the Castlemilk area.

### Living Room

16' x 14' 5" ( 4.88m x 4.39m )

### Kitchen

18' x 10' 3" ( 5.49m x 3.12m )

### Wc

6' 5" x 3' ( 1.96m x 0.91m )

### Bedroom 1

13' 6" x 10' 7" ( 4.11m x 3.23m )

### Bedroom 2

10' 8" x 10' 6" ( 3.25m x 3.20m )

### Bedroom 3

9' 8" x 8' 6" ( 2.95m x 2.59m )

### Bathroom

6' 8" x 6' 7" ( 2.03m x 2.01m )

### Family Room

29' 5" x 14' 2" ( 8.97m x 4.32m )

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**Property Ref:**  
BSD109054 - 0002

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