



**SOLICITORS & ESTATE AGENTS**



**End Terraced Villa  
91 Killoch Drive, Glasgow G13 3AT  
Offers Over £229,000**



## VIEWING

By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.



## Description

91 Killoch Drive is an impressive end terraced villa located in a quiet residential street within the desirable Knightswood area of Glasgow. This home offers generous proportions, flexible accommodation and a high standard of finish throughout, making it an ideal choice for growing families, professionals or anyone seeking a turn key property in a well connected west end location.

Internally, the property has been fully modernised with careful attention to design and layout. The ground floor begins with a bright entrance hallway leading into a spacious front facing lounge. The herringbone style flooring adds warmth and character, continuing seamlessly into the dining space and kitchen, which is open plan in style and ideal for both everyday family life and entertaining guests. The kitchen itself is a contemporary statement, featuring white gloss wall mounted units, contrasting grey gloss lower cabinets on one side, integrated LED lighting and high quality worktops, creating a functional and visually striking space with integrated appliances. A downstairs WC is tucked neatly off the kitchen, offering added convenience.

The first floor comprises two generous double bedrooms, both bright and tastefully decorated, with the master bedrooms having fitted wardrobes, along with a modern shower room with underfloor heating. The shower room is fully tiled from floor to ceiling and includes a luxurious walk-in shower enclosure, sleek sanitaryware and contemporary fittings. The loft is floored and provides a versatile additional room. The property benefits from gas central heating and double glazing.

Externally, the home is equally impressive. A private driveway to the front provides convenient off-street parking, while the rear of the property benefits from a detached garage, ideal for further parking, storage or use as a home workshop. The rear south facing garden is fully enclosed, offering a safe and private space for children to play or for adults to relax and entertain. The garden enjoys good exposure for natural light and has ample potential for landscaping or outdoor seating areas.

Knightswood remains a highly sought after location thanks to its blend of suburban peace and city convenience. The area is well served by public transport, including nearby train stations and regular bus services into Glasgow city centre. There are a number of well regarded local schools, parks, and leisure facilities within walking distance, along with supermarkets, cafes and independent shops. With excellent access to the Clyde Tunnel, Great Western Road and M8 motorway, the location also suits commuters.

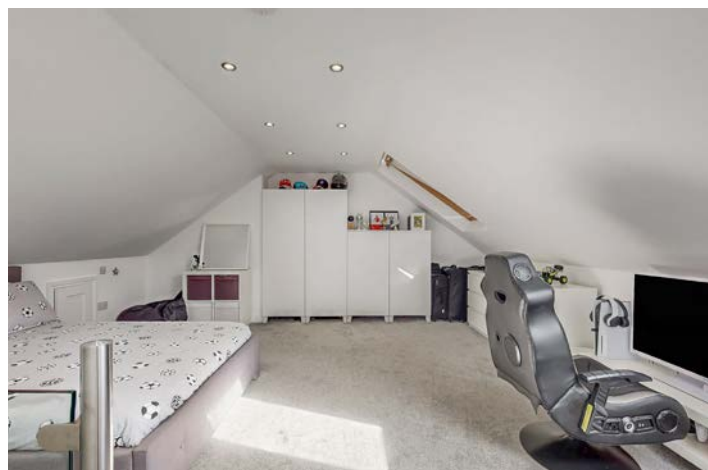
91 Killoch Drive is a rare opportunity to acquire a stylish, spacious and modernised home in a well-established and convenient location. Early viewing is highly recommended to fully appreciate the quality of finish and excellent living space on offer.

## EPC Rating

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## Measurements

Ent hall	6'11 (2.11m) x 4'1 (1.24m)
Lounge	14' (4.27m) x 14'2 (4.32m)
Dining Room	5'8 (1.73m) x 10'9 (3.28m)
Kitchen	11'10 (3.61m) x 10'9 (3.28m)
WC	3'4 (1.02m) x 4'5 (1.35m)
Bedroom 1	11'10 (3.61m) x 14'3 (4.34m)
Bedroom 2	10'1 (3.07m) 10'8 (3.25m)
Shower Room	7'2 (2.18m) x 6' (1.83m)
Floored Attic	16'6 (5.03m) x 15'10 (4.83m)
Garage	9'9 (2.97m) x 20'7 (6.27m)



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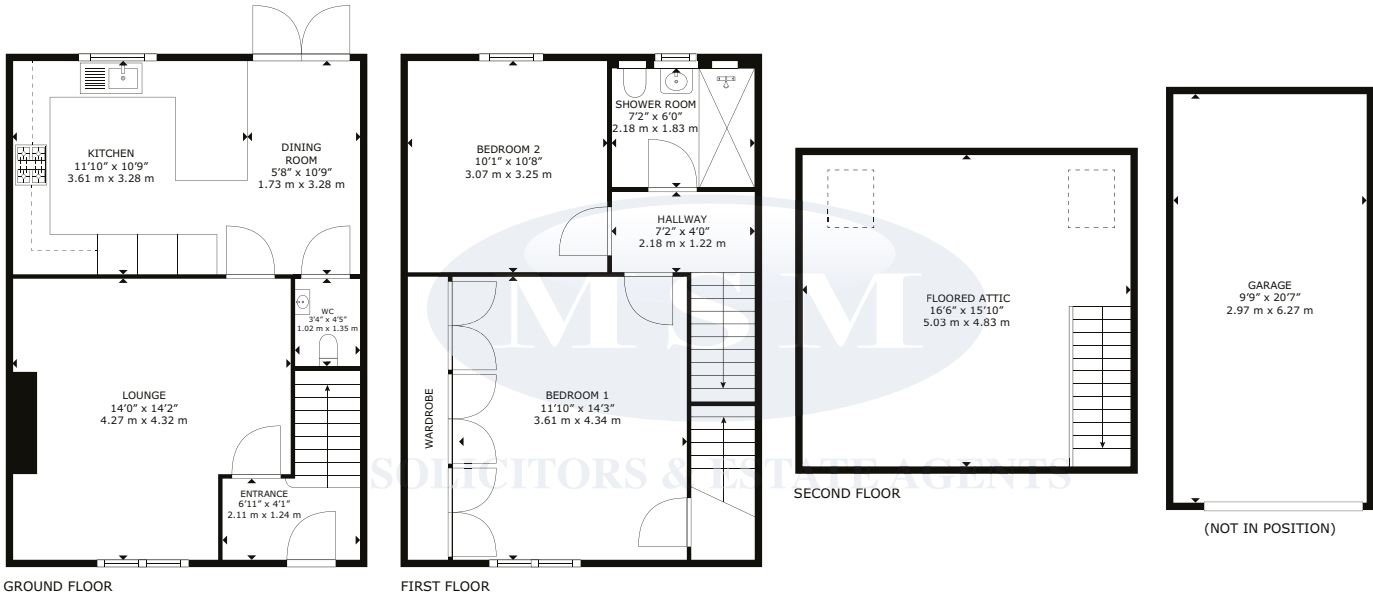
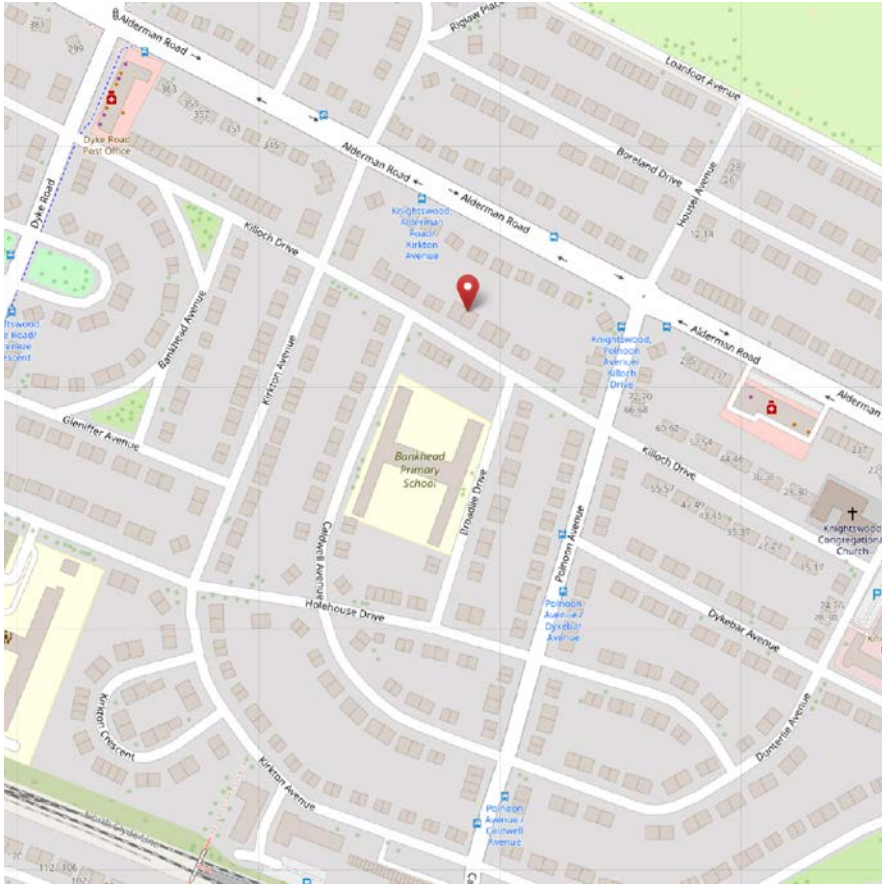
## Travel Directions

From MSM, 43 Crow Road head northwest on Crow Road, stay on Crow Road and then turn left onto Anniesland Road, continuing straight then turn right onto Alderman Road, continue straight along and then left onto Polnoon Avenue then right onto Killoch Drive.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA  
 GROUND FLOOR: 444 sq. ft, 41 m2, FIRST FLOOR: 444 sq. ft, 41 m2,  
 SECOND FLOOR: 262 sq. ft, 24 m2, TOTAL AREA : 1,150 sq. ft , 106 m2,  
 EXCLUDED AREA : GARAGE : 200 sq. ft , 18 m2  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.