



SOLICITORS & ESTATE AGENTS



**Mid Terrace Villa
239 Sandwood Road, Glasgow G52 2QT
Offers Over £135,000**



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

Description

Set within a popular and well established residential pocket of Glasgow's Southside, this mid terrace villa offers spacious, well proportioned accommodation and presents an excellent opportunity for a range of buyers, particularly those looking to personalise and add value to a home.

The property is entered via a welcoming reception hallway which leads into a bright and generously sized living room, enhanced by a large front facing window allowing for an abundance of natural light. To the rear, the kitchen offers a good range of wall and base units along with ample worktop space and direct access to the rear garden, providing a practical layout with excellent scope for modernisation and reconfiguration to suit contemporary living.

A shower room is conveniently located on the ground floor, adding flexibility to the accommodation.

On the upper level, the property comprises three well proportioned bedrooms, each offering comfortable accommodation with potential for a variety of uses including home working or additional storage.

While the property would benefit from a degree of upgrading and cosmetic modernisation, it offers fantastic potential for buyers to create a home tailored to their own taste and requirements.

Further benefits include uPVC double glazing and gas central heating.

Externally, the property enjoys private gardens to both the front and rear. The front garden incorporates a driveway providing off street parking, while the enclosed rear garden offers a great outdoor space with excellent potential for landscaping, along with a garden shed for additional storage.

Sandwood Road is conveniently positioned for a wide range of local amenities including local shops, supermarkets, and well regarded schooling. The area also benefits from excellent public transport links and road networks, providing easy access to Glasgow City Centre, Braehead, and beyond.

Early viewing is recommended to appreciate the potential on offer.

EPC Rating

D

Measurements

HALLWAY	11'5" x 9'3" 3.48 m x 2.82 m
LOUNGE	14'4" x 12'2" 4.36 m x 3.71 m
KITCHEN	8'1" x 12'10" 2.46 m x 3.91 m
SHOWER ROOM	4'8" x 8'5" 1.41 m x 2.56 m
HALLWAY	11'3" x 4'5" 3.44 m x 1.35 m
BEDROOM 1	14'11" x 10'2" 4.56 m x 3.11 m
BEDROOM 2	11'1" x 12'6" 3.37 m x 3.82 m
BEDROOM 3	12'3" x 10'2" 3.74 m x 3.11 m



VIEWING

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



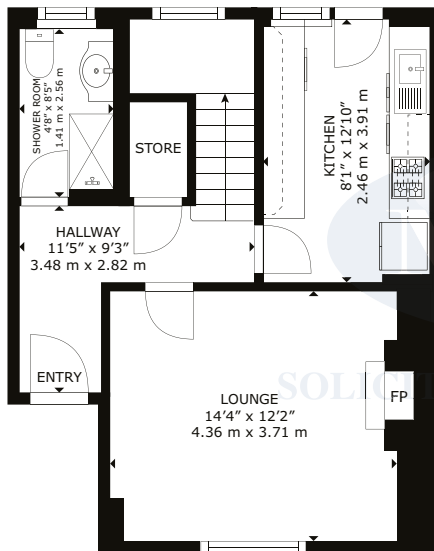
Travel Directions

Start at MSM, 43 Crow Road, Glasgow G11 7SH and head south on Crow Road (B808) towards Partick Cross. Continue straight onto Dumbarton Road (A814), following signs for the city centre, then take the slip road to join the Clydeside Expressway (A814) heading west. Follow the Expressway and take the exit for the M8 westbound, then continue on the M8 and exit at Junction 26 for Hillington/Braehead. At the roundabout, take the exit onto Hillington Road South (A736) and continue straight. Turn right onto Sandwood Road and follow the road along where number 239 will be located on your left-hand side.

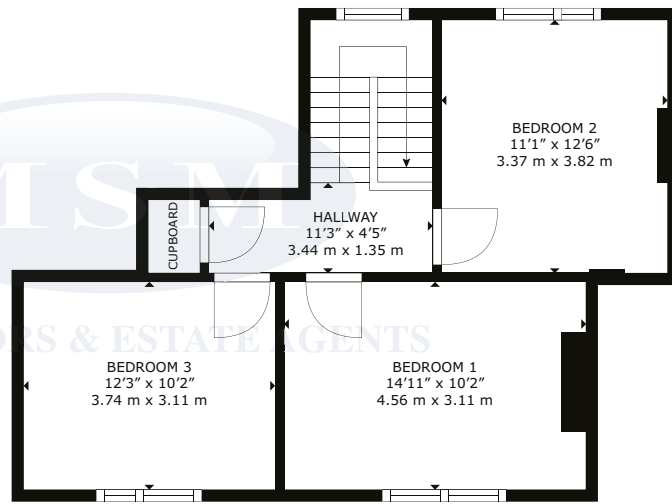
Viewing

By appointment with MSM Solicitors & Estate Agents, 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. 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.



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 463 sq. ft., 43 m², FIRST FLOOR: 527 sq. ft., 49 m²,
 TOTAL AREA : 990 sq. ft., 92 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
 Produced by Plushplans

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.

43 Crow Road, Partick, Glasgow G11 7SH
 Telephone 0141 339 5252, Fax 0141 339 4617

rightmove
 find your happy

Zoopla.co.uk