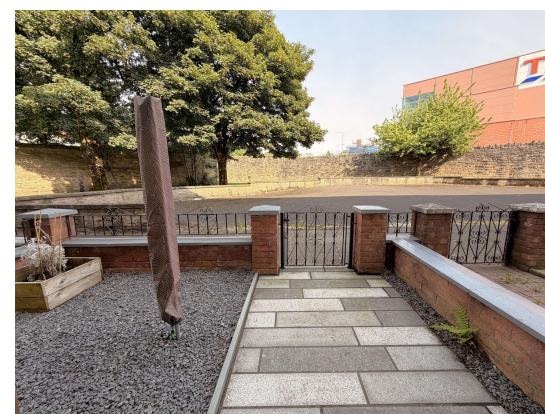
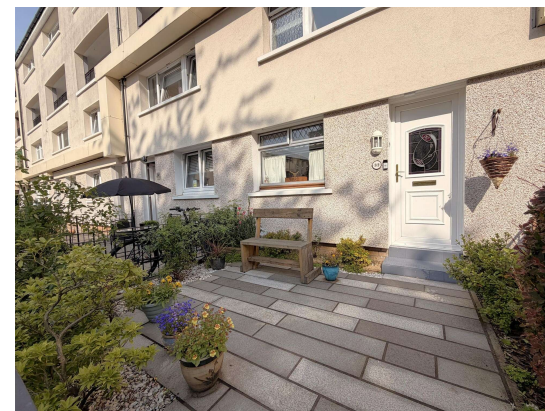




Maisonette Flat

32 Kirkhill Drive, Wyndford, Glasgow, G20 8JB

Offers Over £112,000



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Description

A beautifully presented two bedroom maisonette located within a popular residential pocket close to local amenities. This home has been very well maintained both inside and outside and offers an exciting opportunity for a variety of buyers.

The accommodation is formed over ground and first floor with private front and rear doors and attractive landscaped gardens. An entrance porch leads to the reception hall which in turn links to the kitchen, lounge and stairway. The lounge is positioned to the rear and is a very comfortable and nicely proportioned reception room. The focal point is the feature fire place with broad window formation overlooking the back garden and door providing direct access.

The kitchen must surely be one of the highlights of this home, tastefully refurbished in recent years and designed for convenience. The integrated appliances include a fridge, freezer, hob, oven and microwave. A washing machine sits neatly under the worktops and the ceramic sink adds to the sleek design. Further practical features include the breakfast bar and a shelved pantry cupboard with light fitting.

Upstairs the landing leads to the two bedrooms, the bathroom and a cupboard. Both bedrooms are of double sized proportion, have fitted furniture and have appealing outlooks to the front and rear respectively. The bathroom, like the kitchen, has been beautifully re-modelled in recent years. It has a stylish three piece suite with over bath Triton electric shower fitment. The grey tones of the wet wall compliment the flooring and fixtures & fittings. A window formation to the front elevation lends natural light.

The windows of this property are double glazed and heating is by way of wall mounted electric storage heaters.

Externally this maisonette has private front and rear gardens which have been lovingly landscaped and are in immaculate condition. The granite paving and stone chippings are attractive on the eye and also afford low maintenance.

Kirkhill Drive forms part of the Wyndford district which is located approximately two miles northwest of the city centre in Maryhill. Wyndford is bounded by Maryhill Road to the north and the River Kelvin to the south and it was built on the site of the former Glasgow city barracks. The area offers a host of local amenities including shops on Maryhill Road including a TESCO Extra. There are handy local bus routes and excellent road links into the city centre via Maryhill Road and Great Western Road. Other nearby landmarks include Glasgow's Botanic Gardens, Gartnavel Hospital and Glasgow Club Maryhill Leisure Centre.



Room Dimensions

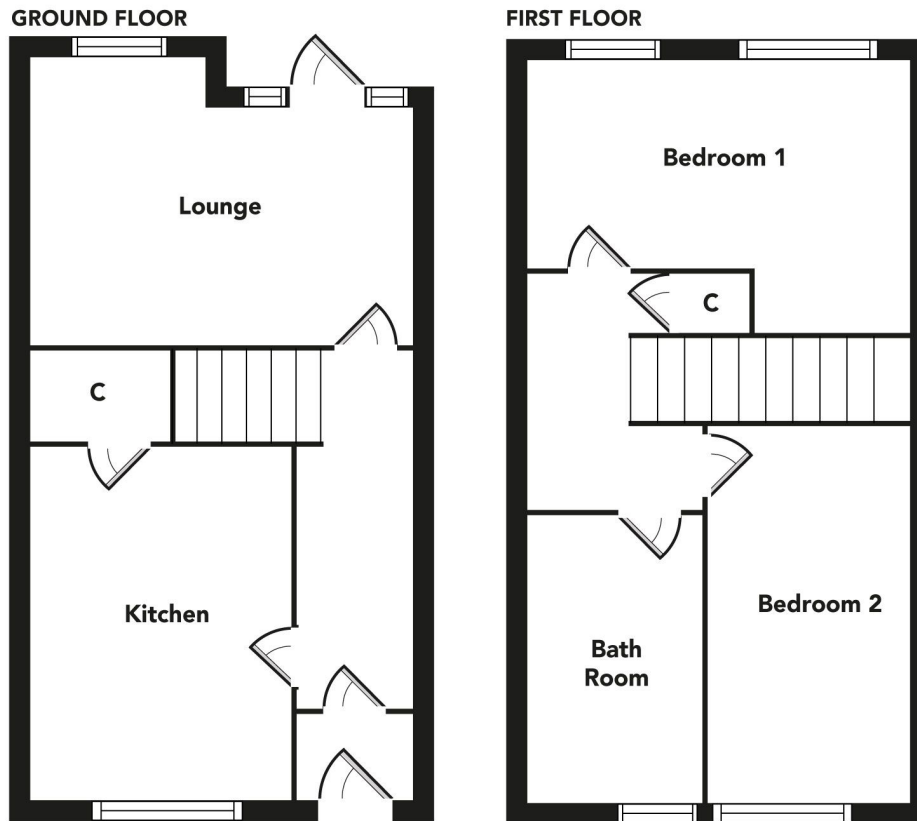
Entrance porch	1.19 m x 1.45 m / 3'11" x 4'9"
Reception hall	3.56 m x 1.68 m / 11'8" x 5'6"
Lounge	4.45 m x 3.99 m / 14'7" x 13'1"
Kitchen	3.94 m x 2.67 m / 12'11" x 8'9"
Bedroom 1	4.45 m x 3.12 m / 14'7" x 10'3"
Bedroom 2	3.94 m x 2.97 m / 12'11" x 9'9"
Bathroom	3.07 m x 1.47 m / 10'1" x 4'10"

EPC: E

Lowther Homes: £240.00 per quarter

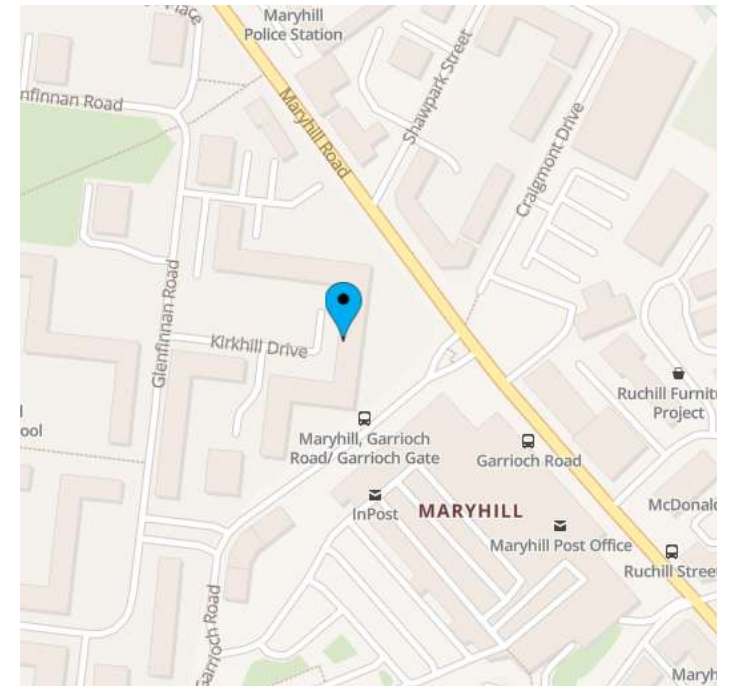
Features

- Ground and first floor maisonette
- Private front and rear doors
- Two double bedrooms
- Stylish kitchen and bathroom
- Landscaped gardens
- Popular residential area
- Handy for shops, schools and transport links



Floorplans are indicative only - not to scale

Produced by Plushplans



TRAVEL DIRECTIONS

From Maryhill Road turn onto Garrioch Road and then take the first right into Garrioch Gate. Turn right onto Glenfinnan Road and then next right into Kirkhill Drive. This property lies ahead at the top of the road.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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ESPC Ref: E510893

