



28 Station Road, Millerston, Glasgow, G33 6NG

Offers Over £140,000

- Bright and spacious upper cottage flat offering comfortable single-level living
- Well-equipped dining kitchen with excellent storage and worktop space
- Excelled storage including fully floored loft with ladder
- Conveniently located near Robroyston train station for quick access to Glasgow city centre
- EER-
- Generous lounge area filled with natural light – ideal for relaxing or entertaining
- 2 Large double bedrooms
- Impressive rear garden with a private patio – perfect for enjoying the sun
- Ideal for first-time buyers, buy-to-let investors, or those looking to downsize
- Large mono blocked driveway

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This stunning traditional sandstone upper cottage flat enjoys a sought-after position within the ever-popular Millerston area and offers beautifully presented accommodation combining classic charm with generous proportions throughout.



Council Tax Band: C



Upon entering, you are welcomed into a stylish front-facing lounge featuring an attractive fireplace, creating a warm and inviting focal point. Flooded with natural light, this elegant living space provides the perfect setting for both relaxing and entertaining.

To the rear of the property lies a generously sized fitted dining kitchen offering ample space for family dining and everyday living. The kitchen enjoys picturesque outlooks over the beautifully maintained mature rear garden, adding to the property's appeal.

The accommodation further comprises two exceptionally spacious double bedrooms, both thoughtfully presented and offering excellent proportions. A well-appointed bathroom suite completes the internal accommodation. In addition, the property benefits from excellent storage throughout and has a fully floored loft with ladder access.

Externally, the home boasts a private patio area ideal for alfresco dining and entertaining, along with a substantial mature private garden providing a wonderful outdoor retreat. The property further benefits from a large private mono blocked driveway.

Combining traditional character with generous living space and attractive outdoor areas, this impressive home is sure to appeal to a wide range of buyers.

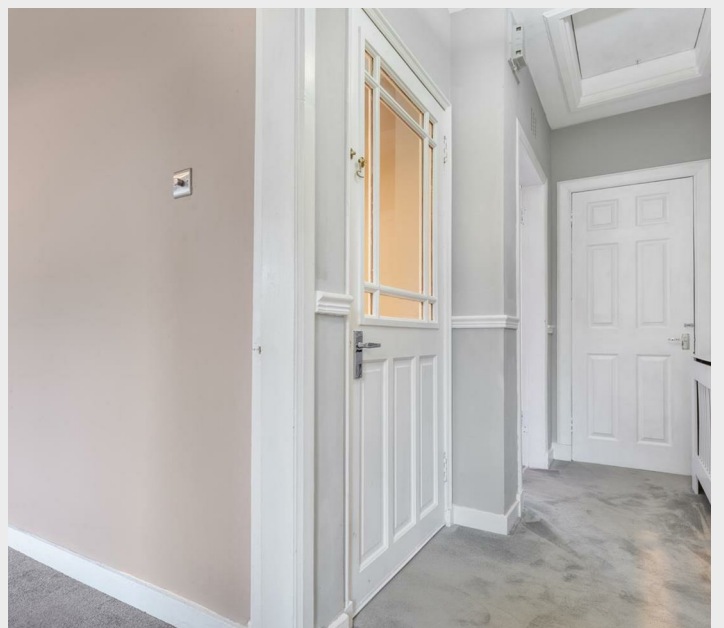
Early viewing is highly recommended to appreciate the space and location.

Millerston is a popular residential area on the northeastern edge of Glasgow, offering a peaceful suburban setting with excellent transport links and local amenities. Well-regarded for its proximity to Robroyston train station and swift access to both the M80 & M8 motorway, it's an ideal location for commuters travelling to Glasgow, Stirling, or beyond.

The area benefits from nearby parks, green spaces, and walks around Hogganfield Loch, providing a balance of urban convenience and outdoor leisure. With local shops, schools, and public transport close at hand, Millerston appeals to first-time buyers, professionals, and downsizers alike.

Home Report Available on Request
Viewings Strictly By Appointment
Council Tax - C
EER -

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.







Directions

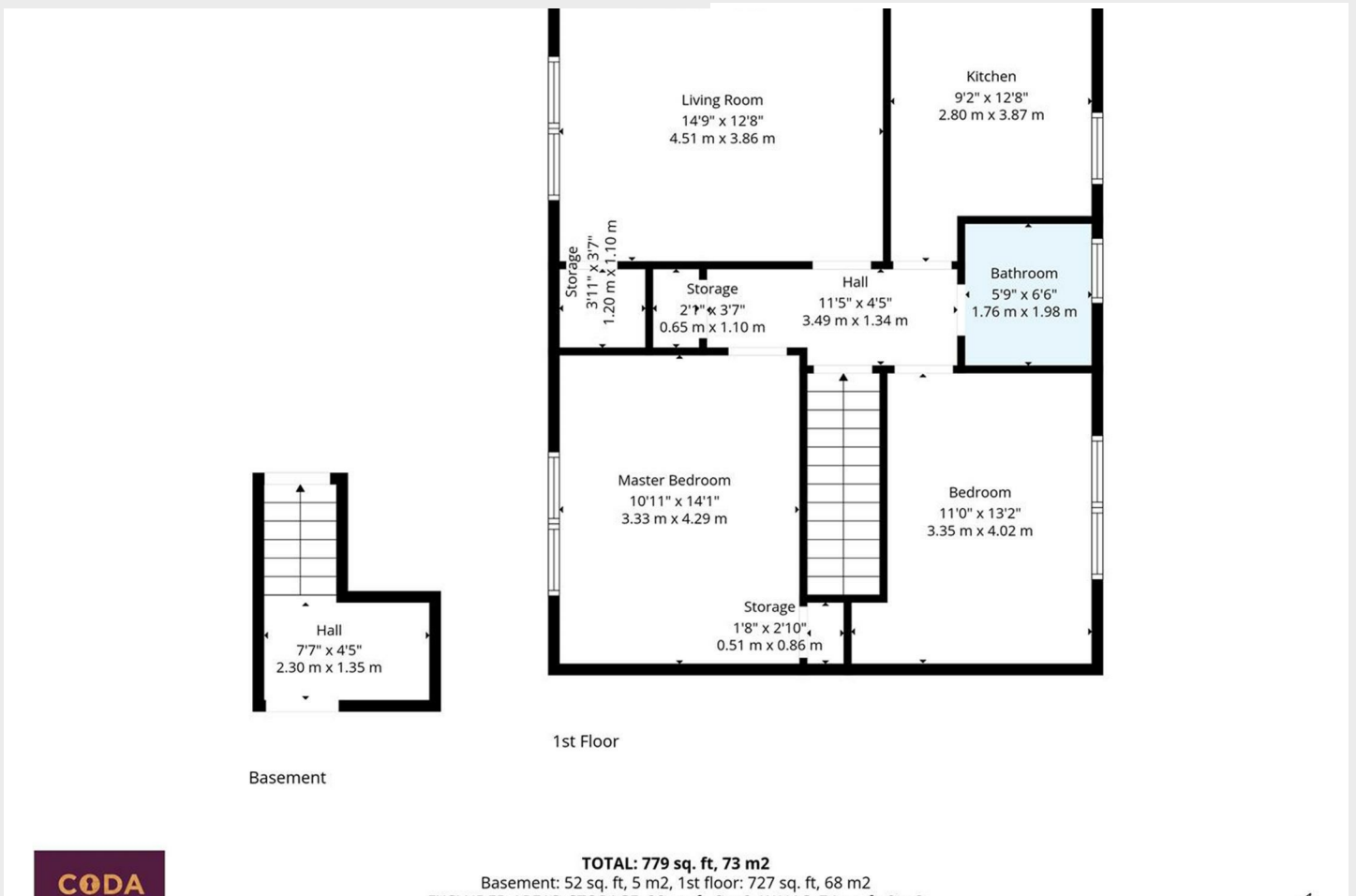
Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | 74 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| Scotland | | EU Directive 2002/91/EC | |



CODA