



19 Potassels Road, Muirhead, Glasgow, G69 9EL

Fixed Asking Price £335,000

- Traditional 3 Bedroom End Terrace
- Welcoming Reception Lounge
- GCH, DG & Substantial Driveway
- EER - D
- Elegant Period Features with a Contemporary Twist
- Stylish Dining Kitchen
- Landscaped South Facing Rear Garden
- High Specification Throughout
- Magnificent House Bathroom, Utility Area & Downstairs w/c
- Close To Local Amenities, Transportation Links & Schooling

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*** Fixed Price *** A charming period end-terraced villa providing outstanding family accommodation. Located within a quiet private street, the current owners have maintained and presented the home to a magnificent specification throughout. Early viewing is strongly advised. Offering traditional charm with a stylish contemporary twist, the property enjoys beautifully landscaped private garden with a desirable southerly aspect to the rear, as well as generous off-street parking. EER – D.

 3  1  2  D

Council Tax Band: E



Beautifully presented and extensively upgraded, this superb traditional villa offers generously proportioned accommodation ideally suited to modern family living. Positioned on a corner plot, the property benefits from additional outdoor space, a feature rarely found with homes of this style and one which further enhances its appeal.

The current owners have invested significant time, care and attention in creating a home to be proud of, blending period charm with contemporary comforts to an exceptional standard. Having undergone substantial improvements both internally and externally, the property is presented in true walk-in condition and warrants personal inspection to fully appreciate both the quality of finish and the impressive proportions throughout.

The spacious accommodation comprises an entrance porch, welcoming reception hallway, an elegant lounge featuring a beautiful bay window and feature fireplace, and a recently refurbished dining kitchen complete with a built-in double oven, separate ceramic hob and integrated dishwasher. There is also plumbing for a washing machine within the understairs cupboard. Situated off the kitchen is a versatile study or home office space together with a convenient cloakroom and WC.

On the first floor, a generous landing provides access to three well-proportioned bedrooms. The spacious family bathroom is located off the half landing and features a luxurious four-piece white suite including underfloor heating and a separate shower cubicle.

Further benefits include gas central heating with a boiler installed just two years ago, PVC double-glazed windows, side access leading to a private driveway providing generous off-street parking, and beautifully maintained gardens to the front, side and rear. The fully enclosed rear garden enjoys a highly desirable southerly aspect and has been thoughtfully landscaped to create an attractive and private outdoor space, ideal for both family life and entertaining.

Recent Improvements by the Current Owners

- Newly installed contemporary family bathroom complete with underfloor

heating.

- Beautifully landscaped front, side and rear gardens.
- Newly installed driveway providing generous off-street parking.
- High-quality plantation shutters fitted throughout the property.
- Upgraded integrated dining kitchen with quality appliances.
- New carpets fitted throughout.
- Recently installed gas boiler.
- Renovated and fully boarded loft space providing excellent additional storage.
- Extensive cosmetic and decorative improvements throughout, creating a true turnkey family home.

Room Dimensions

- Storm Porch
- Entrance Hallway – 4.43m x 1.31m
- Lounge – 4.94m x 4.04m
- Dining Kitchen – 4.44m x 4.04m
- Utility Area – 2.17m x 1.70m
- Downstairs WC
- Master Bedroom – 4.09m x 3.49m
- Bedroom 2 – 3.63m x 2.72m
- Bedroom 3 – 2.91m x 1.90m
- Bathroom – 2.50m x 2.13m

Potassels Road is a quiet private road serving a small number of similar period properties and enjoys a highly convenient setting close to the heart of Muirhead and its many local amenities, including well-regarded schooling. Excellent transport links are available via Cumbernauld Road to the M80 and M73 motorway networks, making the property particularly appealing to commuters. Glasgow City Centre is approximately 7 miles away by road, offering easy access to the city's extensive retail, dining and cultural attractions. Crow Wood Golf Club is also nearby for those with an interest in golf and leisure pursuits.

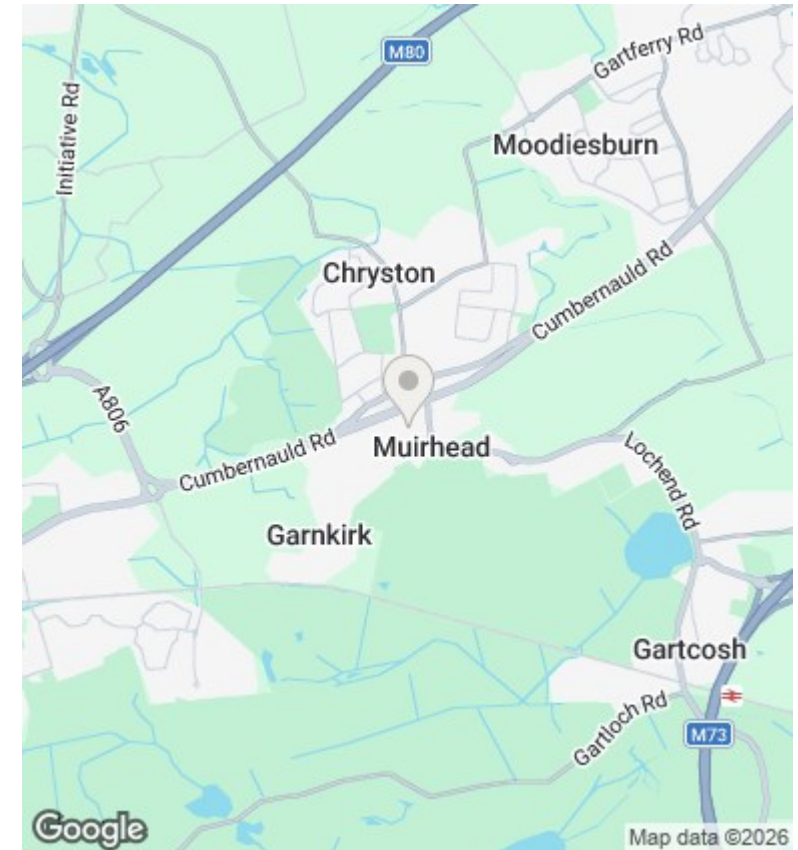
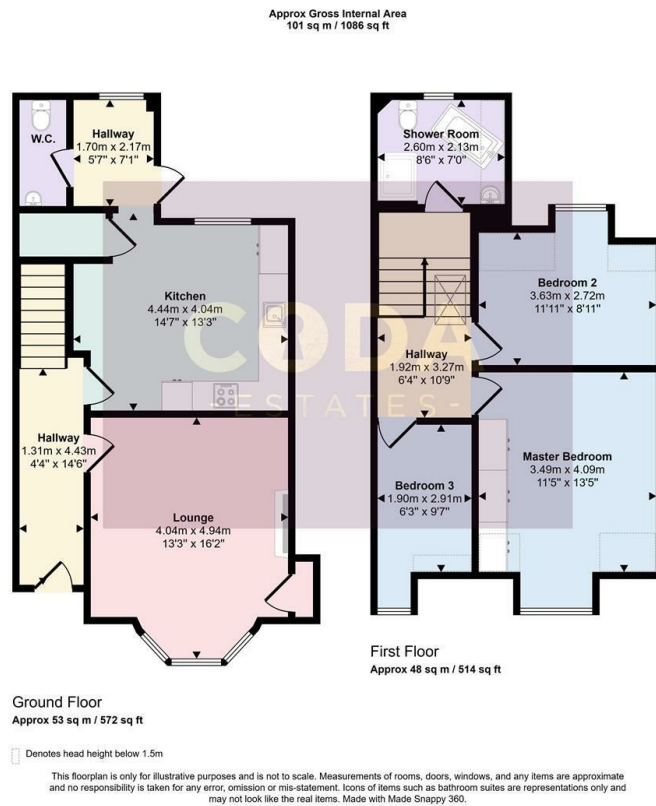
Additional Information

- Viewings: Arranged strictly by appointment.
- Council Tax: Band E.
- EER: Rating D.
- Home Report: Available on request

CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.







Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC