

property details **approval form**

0/1 65 Hillfoot Street, Glasgow, Lanarkshire, Scotland, G31 2NB

Date: 23 December 2025

Property Ref and Version: DEN107884 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Allen & Harris Scotland office: 560 Alexandra Parade, GLASGOW, Lanarkshire, G31 3BP

T 0141 556 7661 **E** Dennistoun@allenandharris.co.uk

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>> **price**

offers over £150,000

Tenure: Freehold

>> **key features**

- > Immaculate 2-bedroom ground floor flat
- > Brand-new modern kitchen
- > En-suite Bathroom
- > Two well-proportioned bathrooms
- > Secure audio entry system
- > Double glazing and efficient gas central heating
- > Excellent location close to local amenities, schools, and leisure facilities
- > Superb transport links to Glasgow City Centre and easy access to M80
- > EPC Rating: Awaiting

>> **short description**

Beautifully presented 2-bedroom ground floor flat in true walk-in condition, featuring a brand-new kitchen and upgraded bathrooms. Spacious lounge, modern interiors, and excellent storage throughout. Ideally located near local amenities with superb transport links to Glasgow City Centre.

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>> **long description**

This stunning 2-bedroom ground floor flat is presented in true walk-in condition, boasting a brand-new kitchen and beautifully upgraded bathrooms. Ideally located close to the wealth of amenities within the Dennistoun area and within walking distance of excellent rail and bus links to Glasgow City Centre.

Accommodation comprises:

Communal entrance with secure audio entry; welcoming reception hall with storage cupboard; bright and spacious lounge offering ample room for furniture and dining, complemented by a large bay window to the front; newly fitted kitchen featuring modern units, integrated oven, gas hob, extractor hood, washing machine, and fridge/freezer; generous master bedroom to the rear with access to a stylish en-suite shower room, which has been thoughtfully enlarged to provide a more luxurious feel; one further well-proportioned bedroom with built-in storage; contemporary three-piece family bathroom with integrated shower.

The property further benefits from double glazing and an efficient gas central heating system, serviced by a modern combi boiler.

>> **directions**

>> **Agent Note**

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>> room description

Lounge

19' 6" x 11' 6" (5.94m x 3.51m)

Kitchen

12' x 8' 11" (3.66m x 2.72m)

Bedroom 1

13' 10" x 9' 5" (4.22m x 2.87m)

En-Suite

6' 1" x 5' 4" (1.85m x 1.63m)

Bedroom 2

13' 10" x 9' 1" (4.22m x 2.77m)

Bathroom

7' 5" x 5' 2" (2.26m x 1.57m)

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>> **room description**

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>> **property images**



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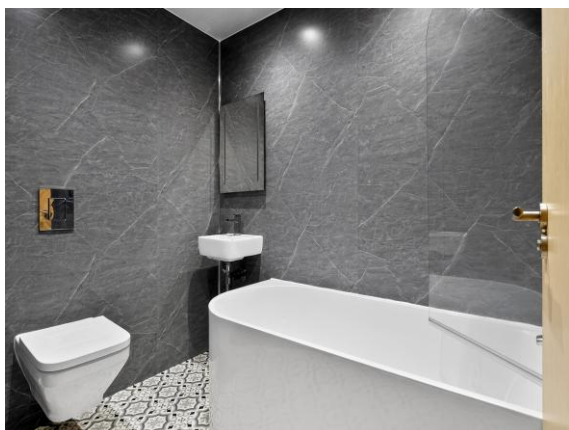
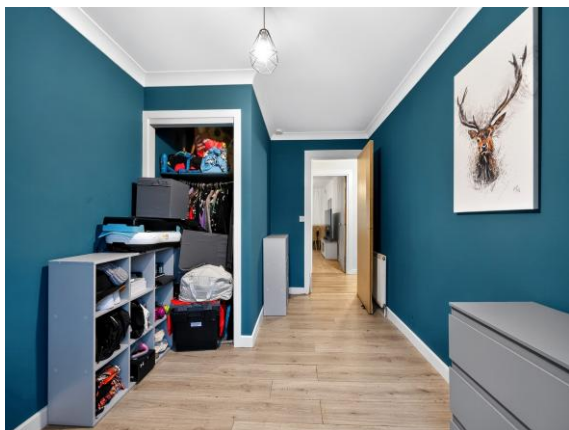
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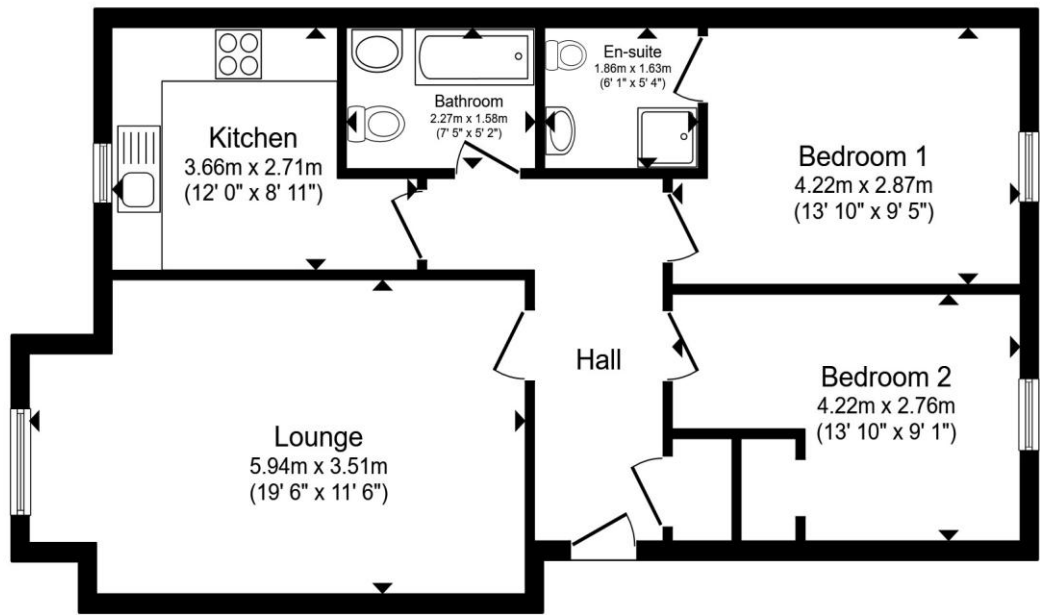
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>> floor plan



Total floor area 67.4 m² (726 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature		Date
Emma Baillie		
Miss S. Ross		