

3 MANSIONHOUSE ROAD G32 0RN
OFFERS OVER £299,995





Nicola Kennedy Residential are delighted to introduce this rarely available spacious lower conversion situated in the desirable area of Mansionhouse Road, Mount Vernon.

Embrace luxury living in this magnificent property boasting a welcoming entrance hallway with a utility cupboard and cloakroom WC.

The heart of the home is the splendid lounge featuring a carved wooden surround and copper background fireplace, perfect for cosy nights in. The open-plan dining kitchen is fully fitted with all appliances and even includes a corner fitted sitting bench for casual dining. Additionally, the dining room opens up to an inner comfortable sitting area leading to a private conservatory for a peaceful retreat.

This property comprises two well-proportioned bedrooms and a breathtaking four-piece suite family bathroom complete with a freestanding bath and double-size shower enclosure. With gas central heating and double glazing, comfort is guaranteed all year round.



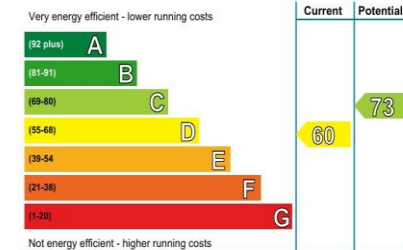
Step outside to extensive garden grounds to the front and rear, adorned with mature trees and bushes providing a serene outdoor escape. Additionally, the property offers a large driveway and a detached garage offering substantial off-street parking and storage.

Located on Mansionhouse Road, this property is conveniently close to Mount Vernon Station, Garrowhill Station and Shettleston Station for easy commuting options. For families, local schools such as Mount

Vernon Primary School and St Francis Of Assisi Primary School are just a stone's throw away.

Don't miss the opportunity to make this property your long-term home. Call now to arrange a viewing and envision yourself living in this enchanting space.



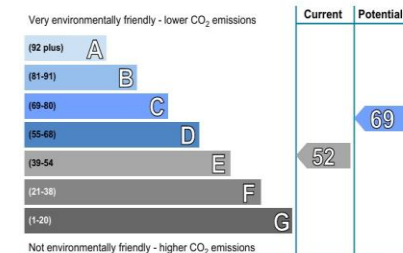


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (60)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (52)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.