







Semi-detached House
56 Gelston Street, Sandyhills, Glasgow, G32 9XB
Offers Over £179,000

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Description

This charming three bedroom semi detached villa offers superb family accommodation and is situated in the popular residential district of Sandyhills. Occupying a fantastic corner position this property boasts beautifully tended gardens to front side and rear and a driveway leading to a timber garage.

Inside this home is very well presented but there is still scope to add new ideas of fixtures, fittings and decor. You enter to the side elevation into the reception hall which has a stairway off leading to the upper level. The lounge has a deep bay window projection adding additional depth to this reception room and framing the pleasant aspects over the front gardens. The focal point is a feature fireplace and electric fire. A cupboard off the lounge provides handy storage space and houses the electrics. The kitchen is very well appointed and is accessed to the rear of the lounge. There are a range of units, ample worktop space and a freestanding cooker, washing machine and fridge sit neatly. A downstairs bedroom/dining room is located off the entrance hall and completes the ground floor accommodation. This is a nicely proportioned and versatile room with pleasant aspects over the rear garden.

The stairway to upstairs has window formation to side and then turns to the upper landing which leads to two bedrooms, the shower room and to two deep cupboards, one of which houses the gas central heating combi boiler. A ceiling hatch accesses the attic space. Both bedrooms are of excellent proportion and enjoy lovely aspects to the front and rear respectively. The shower room is very well presented having been refurbished in more recent times. There is a level access shower cubicle with mains shower attachment, a WC and a wash hand basin. A window to the side elevation lends natural light.

The windows of this home are double glazed and there is a gas fired central heating system with modern Ideal combination boiler.

Externally this property has a most attractive kerbside appearance, with neatly tended gardens to the front and side and pathway to the rear garden. A gated driveway provides off street parking and leads to a timber garage. The rear garden is southwest facing and has lawn bordered by mature hedging.

Gelston Street forms part of the much admired Sandyhills district lying to the east of Glasgow city centre. The immediate and surrounding areas are well served by high street shopping and supermarkets which include a TESCO Extra and Aldi. There is schooling at both Primary and Secondary level and a number of recreational facilities including Sandyhills Golf Club, a selection of Bowling Clubs, Tollcross Park and Tollcross International Swimming Centre. Those commuting have access to excellent public transport services. There are local bus routes and nearby Shettleston Train Station operates regular services to Glasgow Queen Street & Edinburgh. There are also convenient road links to Glasgow City Centre and the M8 & M74 motorway networks.

Room Dimensions

Reception hall	1.91 m x 1.27 m / 6'3" x 4'2"
Lounge	5.11 m x 4.11 m / 16'9" x 13'6"
Kitchen	3.25 m x 2.06 m / 10'8" x 6'9"
Bedroom 1	4.11 m x 3.45 m / 13'6" x 11'4"
Bedroom 2	3.23 m x 3.45 m / 10'7" x 11'4"
Bedroom 3/dining room	3.20 m x 3.20 m / 10'6" x 10'6"
Shower Room	2.11 m x 1.88 m / 6'11" x 6'2"

EPC: C

Features

Fantastic corner position.
Gardens to front, side and rear
Driveway
Three bedrooms
Gas central heating & double glazing
Close to local schools, shops and transport links

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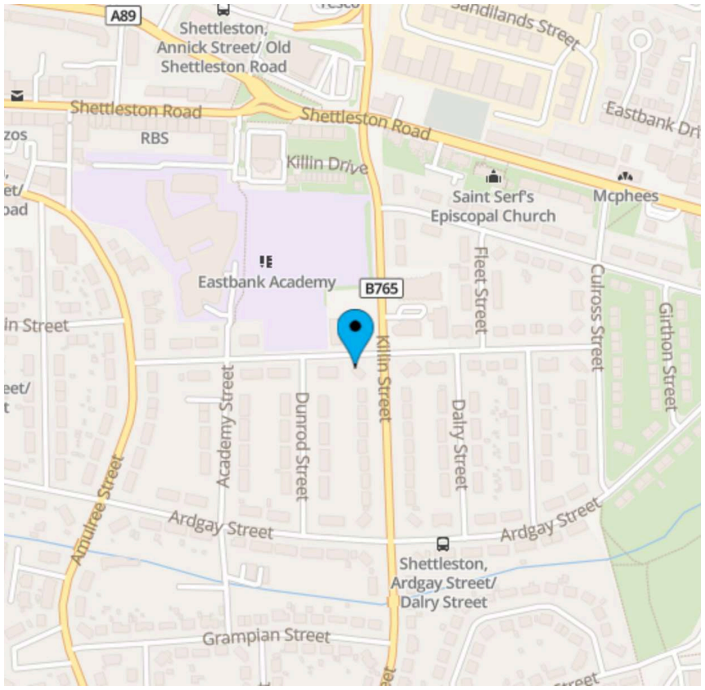
Floorplans are indicative only - not to scale

Produced by Plushplans



TRAVEL DIRECTIONS

Travelling from Shettleston Road proceed south on Killin Street. Turn right onto Gelston Street and this property is immediately on your left, on the corner with Killin Street.

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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For further information:
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