



## Semi-detached House

47 Towerhill Road, Knightswood, G13 2DN

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### Description

This two bedroom semi detached villa enjoys an elevated position and is situated within a much admired residential pocket of Knightswood. Offering a great opportunity this property boasts nicely proportioned rooms, south facing rear gardens and sits close to a host of local amenities.

The entrance hall leads to all the ground floor rooms and a broad stairway leads to the upper level. To the front of the property is the lounge which is a lovely reception room, the deep bay window projection adding depth to this room and framing the pleasant aspects across Towerhill Road. To the rear of the ground floor is the kitchen which has a number of fitted units and worktops. There is a free standing cooker, washing machine and fridge freezer. A pantry cupboard provides additional storage space and a broad window formation overlooks the rear garden. The stylish bathroom, also rear sited, has a modern suite with over bath Triton electric shower. A window formation to the rear lends light and there is access to a handy under stair storage area.

The stairway has a window formation to the rear and leads to the upper landing. Off this landing are both bedrooms and a deep over stair cupboard which houses the gas central heating boiler. A ceiling hatch provides access to the attic space. Bedroom one is a very generous sized double bedroom with broad window formation to the front elevation affording pleasant aspects. A shallow cupboard provides some storage space. Bedroom two is another well proportioned room with aspects over the rear gardens.

The property has double glazed windows and a gas fired central heating system.

Externally the front garden has steps leading to a pathway running along the gable end. The south facing rear garden has a level lawn and provides a lovely outdoor space to be enjoyed. There is timber fencing to the left side and rear and a garden hut.

This property enjoys a quiet position at the cul-de-sac end of Towerhill Road and forms part of the very popular Knightswood district. There is local schooling at both primary and secondary level and a host of recreational facilities close at hand including Knightswood Park, the Forth & Clyde Canal towpath and David Lloyd Fitness Centre. There are convenient local shops in the neighbourhood and surrounding areas including a Morrisons Supermarket, Marks & Spencer Simply Food and Aldi at Anniesland. Nearby Great Western Retail Park provides further shopping and recreational facilities. Those commuting have access to local bus routes and Westerton Train Station operates regular services. Those travelling by car have convenient access to Great Western Road, The Clyde Tunnel and Erskine Bridge.

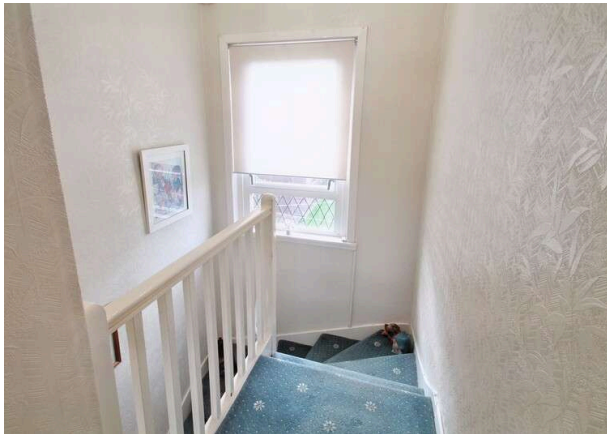
### Room Dimensions

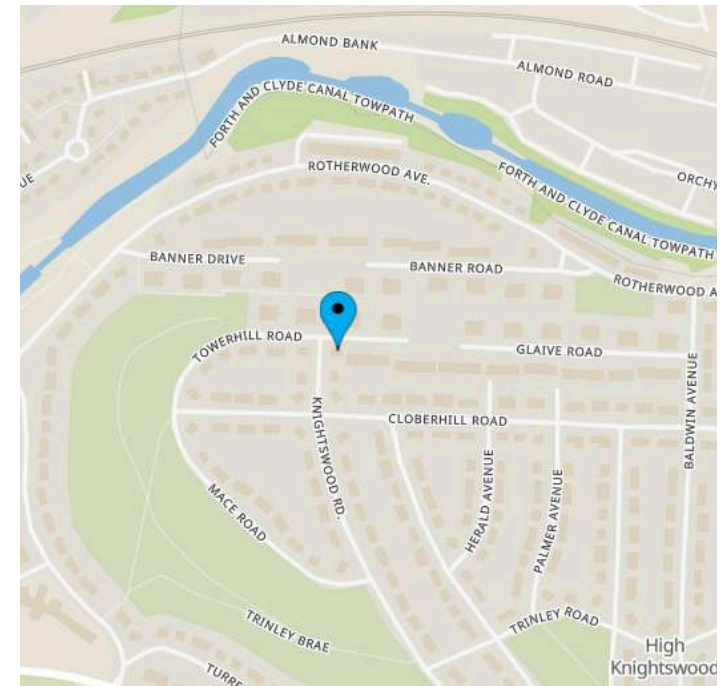
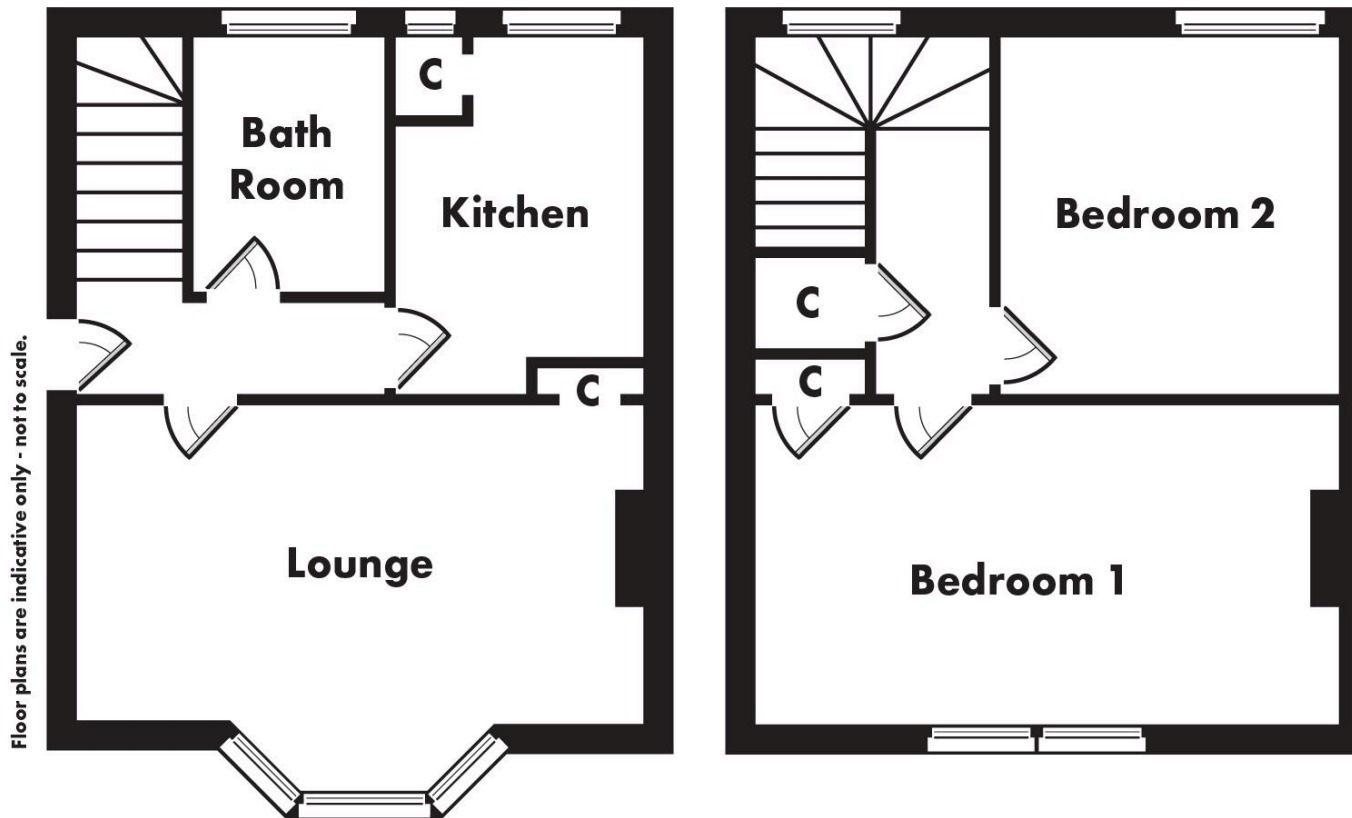
Entrance Hall	2.49 m x 1.22 m / 8'2" x 4'0"
Lounge	4.90 m x 4.27 m / 16'1" x 14'0"
Kitchen	3.71 m x 2.21 m / 12'2" x 7'3"
Bedroom 1	4.90 m x 3.35 m / 16'1" x 11'0"
Bedroom 2	3.66 m x 2.87 m / 12'0" x 9'5"
Bathroom	2.31 m x 1.47 m / 7'7" x 4'10"

### EPC: C

### Features

Sought after semi-detached villa  
Two double bedrooms  
Bay windowed lounge  
Gas central heating and double glazing  
South facing rear gardens  
Popular residential pocket  
Excellent local schooling and amenities





#### TRAVEL DIRECTIONS

Travelling along Great Western Road turn onto Baldwin Avenue and then immediately left onto Knightswood Road. Continue to the end of Knightswood Road to the junction with Towerhill Road. Turn right and this property is on your right hand side.

#### 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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**Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847**  
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For further information:

Or to view this property please call:

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ESPC Ref: E461991

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