



Mid Terraced House

239 Knightswood Road, Knightswood, GLASGOW, G13 2EX

Offers Over £155,000



properties

Solicitors and Estate Agents





Description

This sought after three bedroom mid terraced villa offers superb family accommodation in a very popular address within Knightswood.

A much loved home for many years this property is very well presented and there is scope to add your own ideas of fixtures, fittings and decor. Worth particular mention are the superb panoramic views to the rear and the southwest facing rear garden.

The property has a pleasant appearance with hedge bordering the low maintenance stone chipped front garden. A shared path provides access to the rear of the building.

Inside the entrance hall has stairway leading to the upper floor and a door adjacent through to the lounge. This lounge is a lovely reception room with broad window formation overlooking the front garden. The focal point of this room is a fire surround with electric fire. To the rear of the lounge is the third bedroom which could also be utilised as a dining room. The kitchen is also found to the rear and is fitted with a range of units. There is ample space for a fridge, freezer, washing machine and cooker. An under stair cupboard provides further useful storage space. A door to the rear of the kitchen provides direct access to the gardens.



Upstairs the landing leads to two bedrooms and the shower room. A ceiling hatch accesses the attic space. There is potential to extend into the attic space subject to all the relevant planning consents. Bedroom one is a generously proportioned room with aspects over Knightswood Road. An over stair cupboard offers useful storage space and houses the gas central heating boiler. Bedroom two is to the rear and enjoys wonderful open aspects. The shower room is attractively tiled to ceiling height and fitted with a wc, wash hand basin and corner shower cubicle with electric Triton shower.

The majority of the windows of this property are double glazed and there is a gas fired central heating system with combination boiler.

The rear garden is southwest facing and offers a wonderful outdoor space to be enjoyed. There is a mixture of paved and lawn areas bordered by mature hedging.

239 Knightswood Road enjoys a much admired address within the Knightswood district which lies approximately 6 miles to the west of Glasgow city centre. There are convenient local shops on Knightswood Road and also a nearby ALDI, M&S Foodhall and Morrisons Supermarket. Great Western Retail Park is also close by. There is excellent local schooling at both Primary & Secondary Level. Nearby recreational facilities include Knightswood Park, David Lloyd Health Club and Scotstoun Leisure Centre. Those commuting have access to handy public transport links. There are regular bus services in operation and both Westerton and Anniesland Train Stations are close by. Those travelling by car have convenient road links to the Clyde Tunnel, Glasgow City Centre and Erskine Bridge.



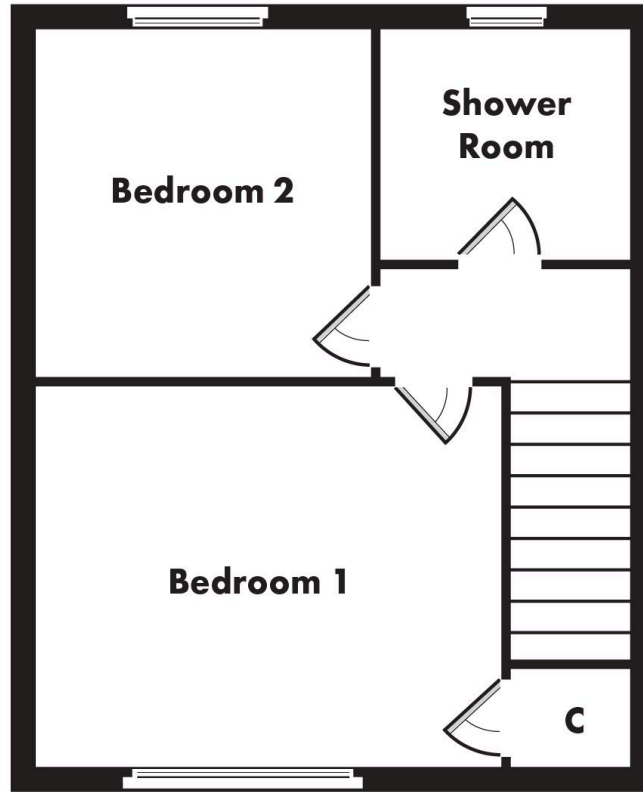
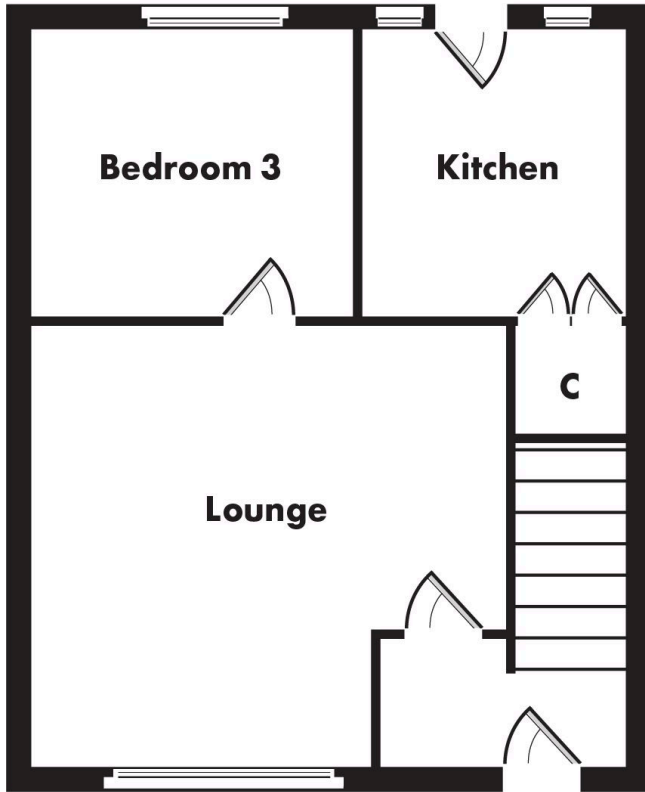
Room Dimensions

Entrance Hall	2.13 m x 1.17 m / 7'0" x 3'10"
Lounge	4.06 m x 4.29 m / 13'4" x 14'1"
Kitchen	3.33 m x 2.54 m / 10'11" x 8'4"
Bedroom 1	3.48 m x 4.34 m / 11'5" x 14'3"
Bedroom 2	3.35 m x 3.15 m / 11'0" x 10'4"
Bedroom 3	3.35 m x 2.72 m / 11'0" x 8'11"
Shower Room	2.06 m x 2.16 m / 6'9" x 7'1"

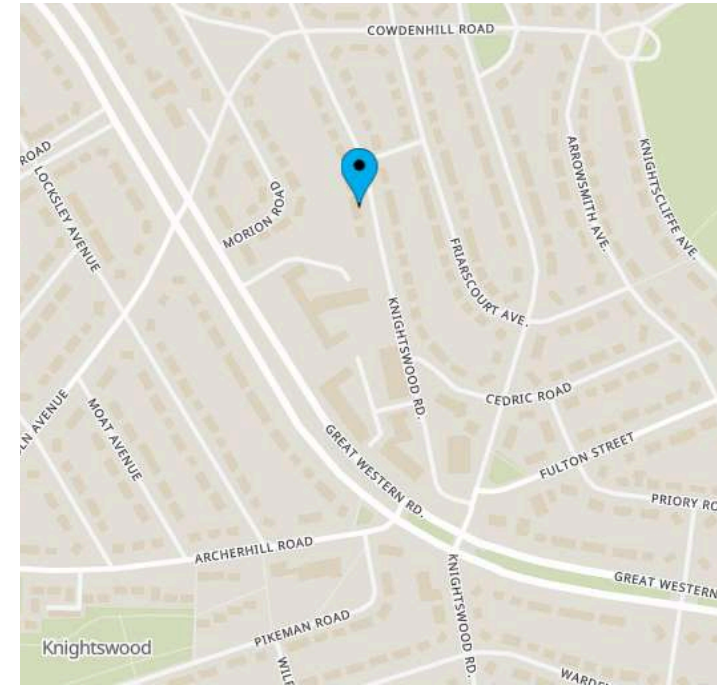
EPC: C

Features

Sought after family home
 Much admired address within Knightswood
 Three bedrooms
 Gas central heating and double glazing
 Superb views to rear over the south west facing gardens
 Close to local schools, shops and transport links



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

From Anniesland Cross travel northwest along Great Western Road, A82. Continue passing the ALDI and M&S Foodhall on your right. At the next set of traffic lights turn right onto Baldwin Avenue and then immediately left onto Knightwood Road. Continue passing the row of shops on your left and this property is a short distance further along on the left 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.

Property Manager: Iain Macmillan • Telephone: **0141 331 0741**

Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
1242 Shettleston Road, Shettleston, G32 7PG F: 0141 763 1948

For further information:

Or to view this property please call:

0141 331 0741



properties
Solicitors and Estate Agents

PRP properties is a trading name of PRP Legal Limited (Registered Company Number SC411714)

DISCLAIMER

Whilst we endeavour to make particulars as accurate as possible they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

ESPC Ref: E461763

