

## End Terraced House

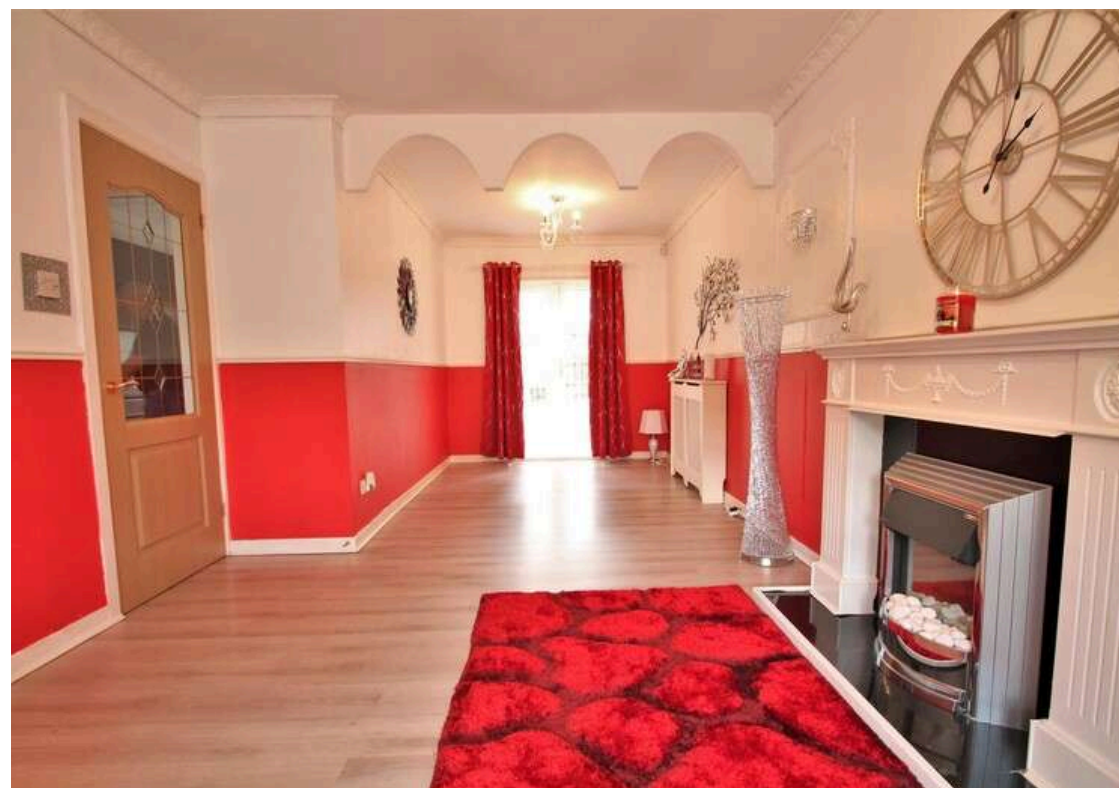
17 Loch Achray Street, Sandyhills, G32 9DY

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## Description

This two bedroom end terraced villa sits within a much admired residential pocket forming part of the very popular Sandyhills district.

Brought to the market in excellent condition this home has been very well maintained inside and out. The decor is fresh, both the kitchen and shower room have been tastefully refurbished in recent years and most recently the two bedrooms have been re-decorated and fitted with new carpets.

The reception hall welcomes you in and leads to the ground floor accommodation. A stairway leads upstairs and there is handy storage space available within an under-stair cupboard. A further cupboard houses the smart meter and electrics and there is a security alarm system, installed by CSS. The lounge/dining room is a superb reception room with bay window projection to the front adding additional depth. The focal point of this room is a fire surround with electric fire. To the dining end there are patio doors providing direct access to the rear garden. The kitchen is beautifully appointed complete with a range of black high gloss storage units and broad marble effect worktops. The subway style wall tiles are complimented by the black floor tiling and there is under unit and low level lighting adding an extra special finishing touch. There is an integrated electric hob & oven and the fridge-freezer and washing machine are also included in the sale. A further recessed cupboard affords additional handy storage space. A door to the rear leads to the garden with adjacent window lending light.

Upstairs there are two nicely proportioned double bedrooms of similar size with pleasant aspects from their respective windows formations. A box room offers a versatile space and has potential to be converted into a third bedroom. The shower room is another highlight of this home and has been beautifully re-modelled. There is a corner shower cubicle with Triton electric shower unit and a wc and wash hand basin within a vanity unit. A window to the rear lends light.

This home has double glazed windows and a gas fired central heating system, the combination boiler housed within the box room.

The front and rear gardens are paved for ease of maintenance. The rear garden is enclosed by timber fencing and offers a super outdoor space to be enjoyed. The driveway to the front provides off street parking and there is lighting within the canopy above the front door with is both practical and aesthetically pleasing.

This home enjoys a much admired location within a quiet residential pocket adjacent to Sandyhills Park and it is within easy reach of a host of local amenities. There is nearby Schooling at both Primary & Secondary level. There are convenient local shops on Ardgay Street with further extensive shopping available at a nearby ALDI and Tesco Extra. The neighbouring districts of Barrachnie, Garrowhill and Baillieston offer further high street shopping, cafes and restaurants. Those commuting have convenient road links to the city centre, M8 & M74 Motorway networks. There are handy local bus routes and both Shettleston & Mount Vernon Train Stations are within easy reach. Other nearby landmarks include Sandyhills Golf Course, Tollcross Swimming Pool and The Glasgow Fort Shopping Centre.

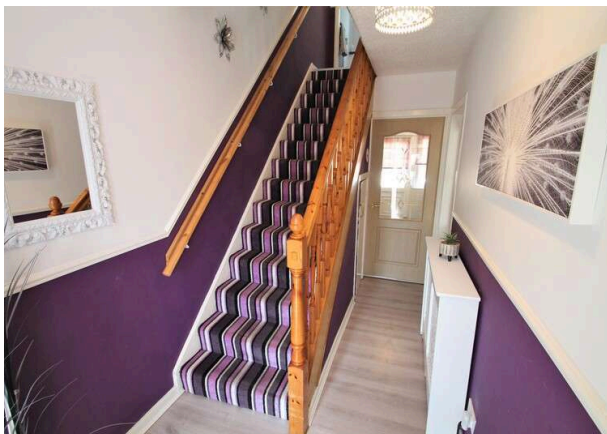
## Room Dimensions

Reception hall	4.45 m x 1.75 m / 14'7" x 5'9"
Lounge	4.45 m x 3.20 m / 14'7" x 10'6"
Dining area	3.00 m x 2.46 m / 9'10" x 8'1"
Kitchen	3.07 m x 2.44 m / 10'1" x 8'0"
Bedroom 1	3.53 m x 3.20 m / 11'7" x 10'6"
Bedroom 2	3.89 m x 3.00 m / 12'9" x 9'10"
Shower Room	1.93 m x 1.78 m / 6'4" x 5'10"
Box room	

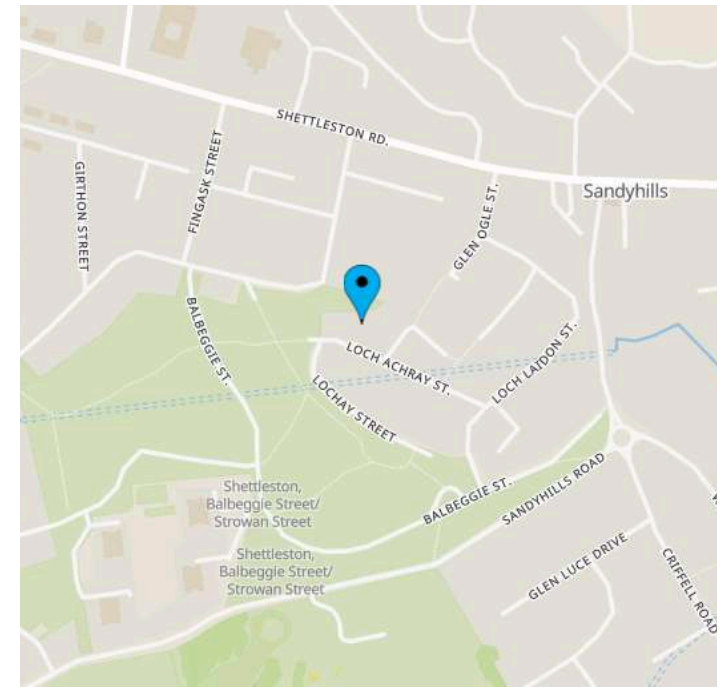
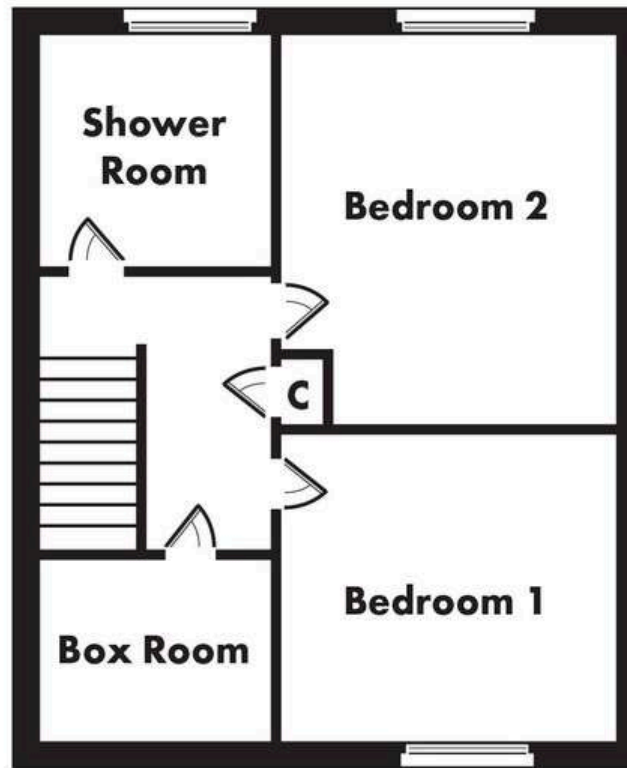
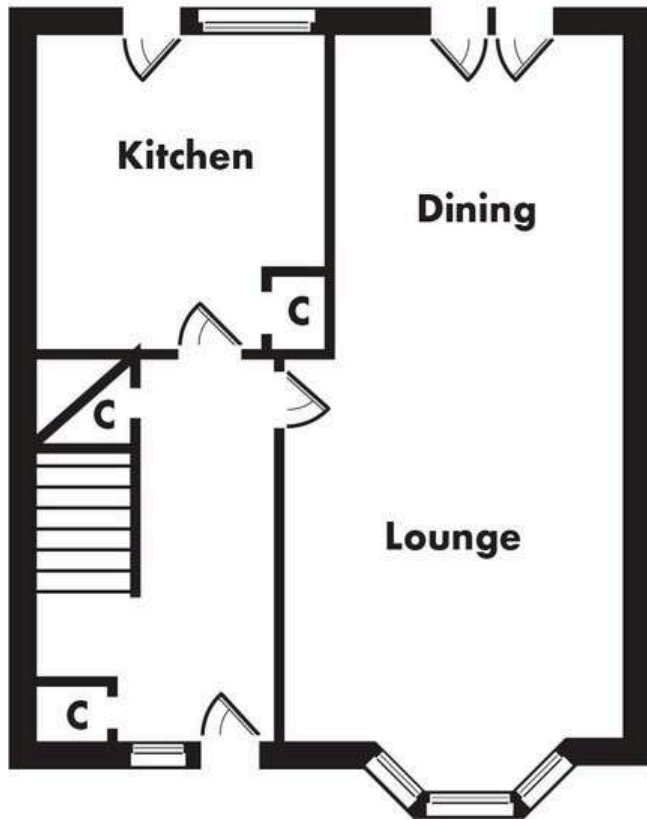
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## Features

Beautifully presented end terraced villa  
 Two double bedrooms & box room  
 Stylish kitchen and shower room  
 Lounge-dining room - patio doors to garden  
 Driveway  
 Quiet residential pocket  
 Close to schools, shops and transport links



Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling from Shettleston Rd/Baillieston Rd (A89) proceed south on Glen Ogle Street. Turn first left onto Loch Laidon Street and proceed as the road curves to the right. Take the next right into Loch Achray Street and this property is found along at the far end on the 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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**1242 Shettleston Road, Shettleston, G32 7PG** F: 0141 763 1948

For further information:

Or to view this property please call:

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