

## Terraced House

54 Hillview Street, Shettleston, G32 7BQ

**Offers Over £115,000**



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### Description

This two bedroom mid terraced villa is brought to the market in excellent condition and offers a superb opportunity for a variety of buyers. Situated within a quiet residential pocket this home is well placed for a host of local amenities including schools, shops and transport links.

The property has a lovely kerbside appearance with a well tended front lawn and pathway leading to the entrance door. To the rear there is an enclosed garden offering a lovely outdoor space to be enjoyed.

Inside this home is very well presented decorated in neutral tones and complimented by high quality fixtures and fittings. The reception hall welcomes you in, a window beside the entrance door allowing natural light to flow in. A carpeted stairway leads to the upper floor and there is handy storage space available within an under stair cupboard. The lounge is found to the rear of the ground floor and is a comfortable reception room with focal point of a fire surround. A window formation over looks the rear garden and patio doors provide direct access. The kitchen is of excellent proportion and is very well appointed. There are a range of wall and base units and the broad worktops incorporate a 4 ring gas hob with oven below and extractor hood above. A washing machine sits neatly under the worktops and there is space for a free standing fridge freezer. There is attractive mosaic tiling to splash back and a window formation frames the pleasant aspect over the front garden.

Upstairs the landing leads to both bedrooms and the family bathroom. A ceiling hatch provides access to the attic space. Bedroom one is to the front elevation and is a great sized double bedroom. There is handy storage space available within a deep recessed cupboard and also within a fitted wardrobe with mirror fronted sliding doors. Bedroom two is another double sized bedroom and again has super storage space via built in mirror fronted wardrobes. Both bedrooms enjoy pleasant aspects to the front and rear respectively. The bathroom is also very well presented and fitted with a white suite and over bath Mira electric shower. There is attractive tiling to the walls and floor and a window to the rear lends light.

This home has modern UPVC double glazed windows and a gas fired central heating system with combination boiler housed in the kitchen.

Hillview Street forms part of the Shettleston district lying approximately 3.5 miles to the East of Glasgow City Centre. Shettleston and neighbouring Tollcross offer a wide selection of high street shopping and supermarkets including a Lidl, Aldi and Tesco Extra. Local schools include Wellshot Primary and Eastbank Academy. Tollcross Park and International Swimming Centre are within easy walking distance and The Emirates Arena is also nearby. There are convenient local bus routes and regular train services via Carntyne and Shettleston Train Stations. Those travelling by car have handy road links to Glasgow city centre, the M8 and M74 Motorway networks.



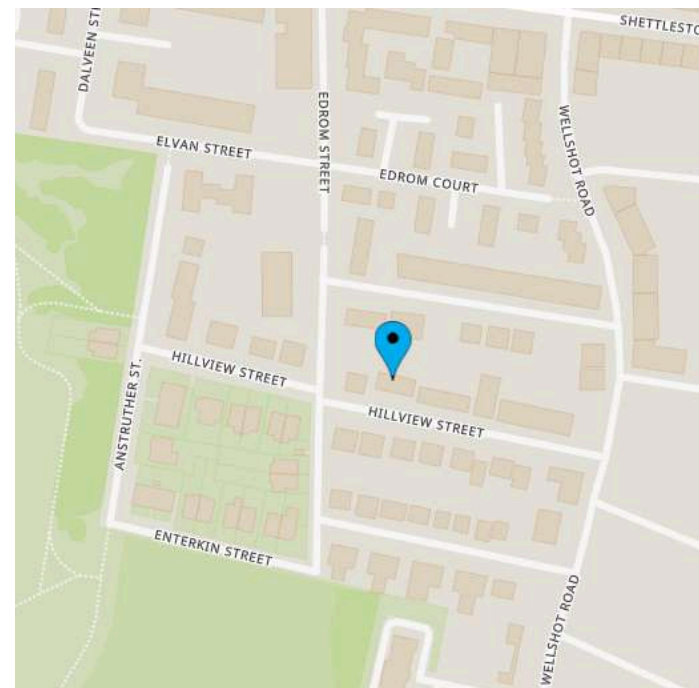
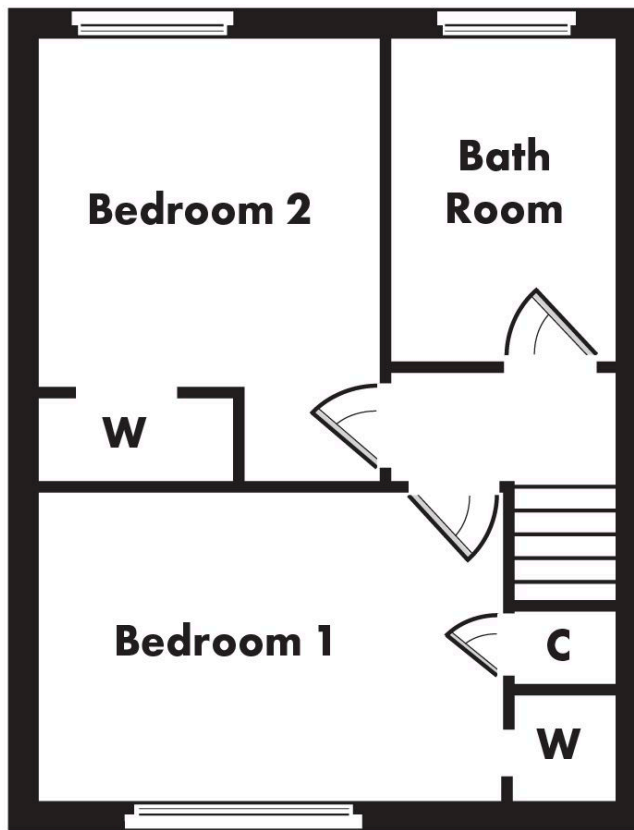
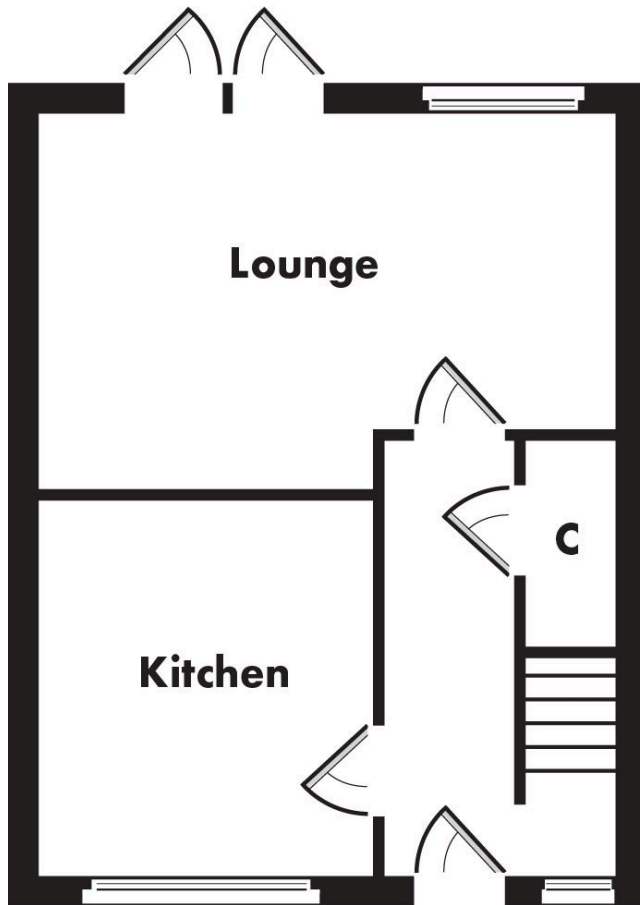
### Room Dimensions

Reception hall	3.78 m x 1.85 m / 12'5" x 6'1"
Lounge	4.34 m x 3.86 m / 14'3" x 12'8"
Kitchen	3.30 m x 2.18 m / 10'10" x 7'2"
Bedroom 1	3.35 m x 3.33 m / 11'0" x 10'11"
Bedroom 2	3.94 m x 2.62 m / 12'11" x 8'7"
Bathroom	2.57 m x 1.63 m / 8'5" x 5'4"

### EPC: C

### Features

- Beautifully presented home
- Two double bedrooms - fitted wardrobes
- Lounge - patio doors to garden
- Very well appointed kitchen and bathroom
- Gas central heating
- Modern double glazing
- Enclosed gardens
- Close to local shops, schools, transport links



**TRAVEL DIRECTIONS**

Travelling from Tollcross Road continue to the junction with Wellshot Road. Proceed north on Wellshot Road. Pass Tollcross International Swimming Pool on your left and continue taking your eventual left turn into Hillview Street. This property is found along on the right hand side.

**Floor plans are indicative only - not to scale.**

**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:

Or to view this property please call:

**0141 331 0741**



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