



## Semi-detached House

11 Kirkiner Road, Mount Vernon, G32 9PE

**Offers Over £179,000**



**properties**

Solicitors and Estate Agents





## Description

This beautifully presented two bedroom semi detached villa is brought to the market in superb condition. The present owners have comprehensively upgraded this home over the past 5 years to an exacting standard.

These improvements include; a full rewiring of the property, new radiators, new UVPC front and rear doors, new internal doors on the ground floor, strengthening the stairs/widening the tread and complete re-decoration complimented by the hardwood flooring, high quality carpeting and cushion vinyl flooring.

Externally a new brick garage was built which features an automatic roller door, side courtesy door, light and power. Further storage is available via a Keter garden shed also with light and power. The driveway has been re-paved and there are neatly tended front and rear gardens.

The entrance hall has a stairway ahead to the upper level and a door to the right leading to the lounge. This lounge is a very comfortable reception room with focal point of a feature fire place. The broad window has had the glass replaced and lends plenty of natural light as well as providing pleasant aspects over the front garden. Bi-folding doors to the rear of this room lead to the beautifully appointed kitchen. There are a range of Shaker style kitchen units and broad worktops incorporating a 4 ring electric hob with oven below and extractor chimney above. The washing machine, tumble dryer and fridge freezer are also included in the sale. A deep under stair cupboard provides a further excellent storage facility and there is easy access here to the gas & electric meters and the Vokera gas central heating boiler.

Upstairs the landing leads to the two bedrooms and the bathroom. A ceiling hatch with pull down ladder leads to the partially floored loft space. Both bedrooms are of good proportion, the larger bedroom one is a lovely room with a broad window formation to the front elevation. There is a handy shelved linen cupboard to one wall and the walk in over stair cupboard has been cleverly re-purposed as an office space. Bedroom two is found to the rear and enjoys appealing aspects over the rear gardens. The bathroom was re-designed in 2019 and is fitted with a stylish suite with over bath electric MIRA shower. The walls are attractively tiled and a window formation to the rear lends natural light.

The windows of the property are double glazed and there is a gas fired central heating system, the boiler replaced in 2017 and under warranty.

As noted the gardens are beautifully tended and are level. To the front there is a lawn bordered by paving, fencing and hedging. The renewed driveway runs to the side of the property and is bordered by timber fencing. A gate leads to the generously sized enclosed rear garden which offers a wonderful outdoor space to be enjoyed. There are sections of lawn, raised flowerbeds and patio areas all making this a very user friendly garden.

Kirkinner Road enjoys a peaceful setting within the much admired Mount Vernon district which lies to the east of Glasgow City Centre. The immediate and surrounding areas are very well served by a host of local amenities. There is excellent schooling at both Primary and Secondary level and a number of nearby recreational facilities which include Sandyhills Golf Club, Tollcross Park and Tollcross International Swimming Centre. Those commuting have access to regular local bus services and Mount Vernon Train Station is a short walk away. Those travelling by car have convenient road links to Glasgow City Centre, the M74/M73 and M8 Motorway networks.

## Room Dimensions

Entrance Hall	1.30 m x 1.24 m / 4'3" x 4'1"
Lounge	4.65 m x 3.68 m / 15'3" x 12'1"
Kitchen	4.67 m x 1.91 m / 15'4" x 6'3"
Bedroom 1	3.63 m x 3.71 m / 11'11" x 12'2"
Bedroom 2	2.77 m x 2.67 m / 9'1" x 8'9"
Bathroom	1.88 m x 1.73 m / 6'2" x 5'8"

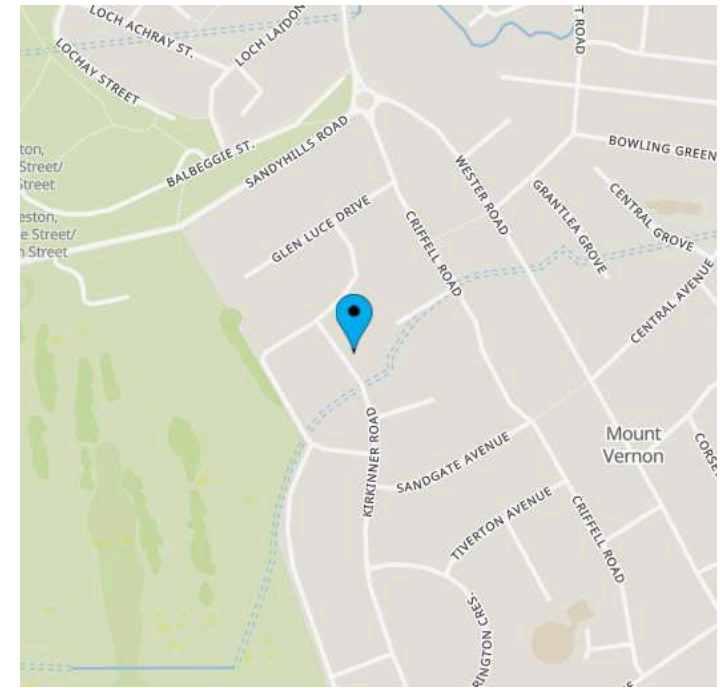
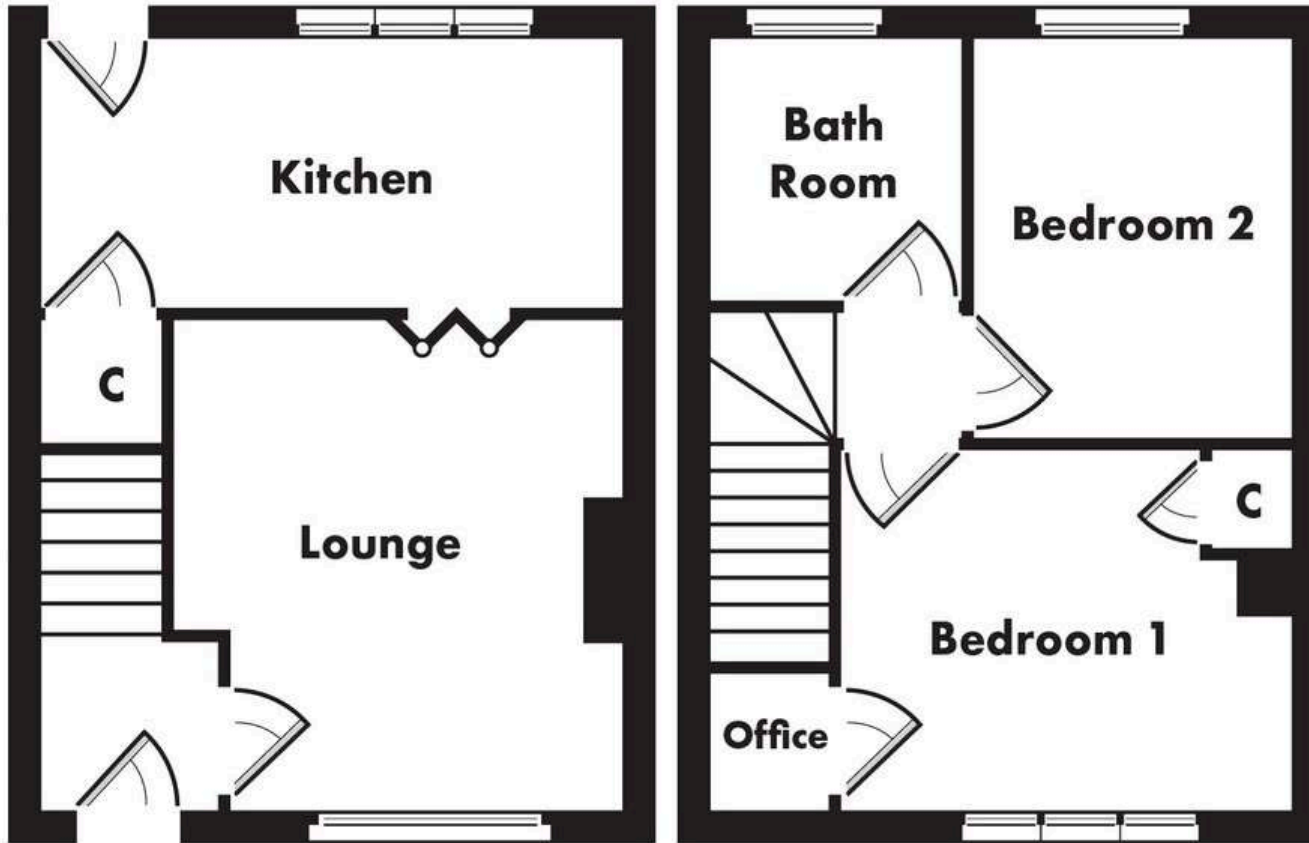
## EPC: D

## Features

- Beautifully presented two bedroom home
- Comprehensively enhanced by the present owners over 5 years
- Wonderful gardens
- Much admired address
- Excellent local schooling, shops and transport links



Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling along Hamilton Road proceed to the junction with Woodend Road. Turn onto Woodend Road and then immediately bear left onto Kirkiner Road. Continue along and this property is on your right hand side just beyond Durris Gardens.

#### 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](mailto: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: E469900

