



## Semi-detached house

58 Garlieston Road, Barlanark, Glasgow, G33 4UE

**Offers Over £155,000**



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## Description

Seldom available to the market this three bedroom semi detached villa is brought to the market in excellent condition and offers superb family accommodation in a popular residential pocket. A much loved home for many years this property has been very well cared for, the roof, gutters and render being renewed over the years and also enhancing the property's appearance. The windows are modern double glazed units and there is a gas central heating system with combination boiler. The gardens are immaculate and offer lovely outdoor spaces to be enjoyed.

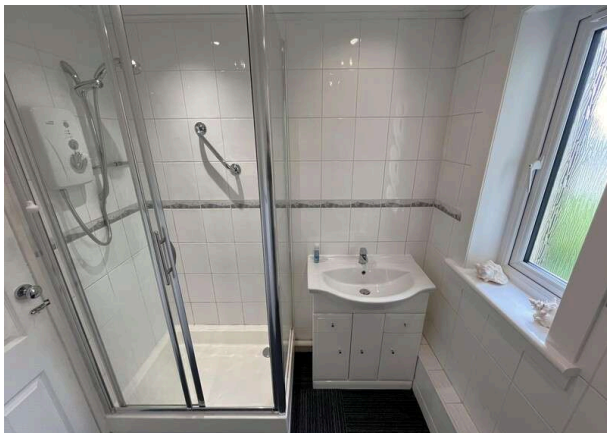
Inside the accommodation is spotless, the rooms of excellent proportion and there is scope to add your own ideas of decor, fixtures & fittings. A reception hall welcomes you in and leads to the stairway to the upper level. An under stair cupboard provides useful storage space and a window formation to the side elevation lends light. The lounge is a very comfortable reception room and the broad window formation frames the pleasant aspects over the front gardens. To the rear of the ground floor is the dining room which in turn leads to the kitchen. This kitchen is fitted with an array of units and there is ample space for a fridge, freezer, cooker and washing machine. The gas central heating boiler is discretely housed within one of the cupboards. Both the dining room and kitchen have lovely views across the rear gardens and a door from the kitchen provides direct access outside.



Upstairs the broad landing and inner hall lead to the three bedrooms and shower room. There is a cupboard off the landing, window formation to the front and a ceiling hatch provides access to the loft. All three bedrooms are of good proportion and bedrooms one and two have built in storage. The shower room is attractively tiled and there is a wc, wash hand basin and corner shower cubicle with Triton electric shower.

As noted the gardens are a real highlight of this property and are beautifully maintained. The front garden has a lawn, pathway and stone chipped areas bordered by mature shrubs and hedges. The south facing rear garden is on a split level with patio area and steps leading to a lawn and further seating/patio area. It is enclosed by timber fencing and mature hedging and offers a really tranquil outdoor space to relax.

Garlieston Road forms part of the Barlanark district lying to the east of Glasgow City Centre. The immediate and surrounding areas offer a host of local facilities including high street shops and supermarkets. The nearby Glasgow Fort Shopping Centre offers further retail outlets and recreational facilities. There is schooling at both Primary and Secondary level within easy reach. Commuters have convenient access to local bus routes and Garrowhill Train Station is just a short walk away. There are also excellent road links to the city centre, M8, M73 and M74 motorway networks.



## Room Dimensions

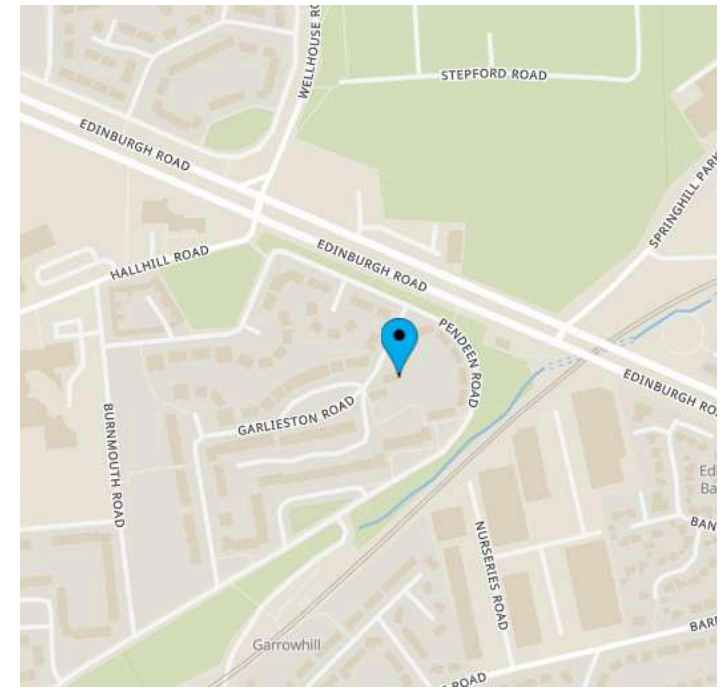
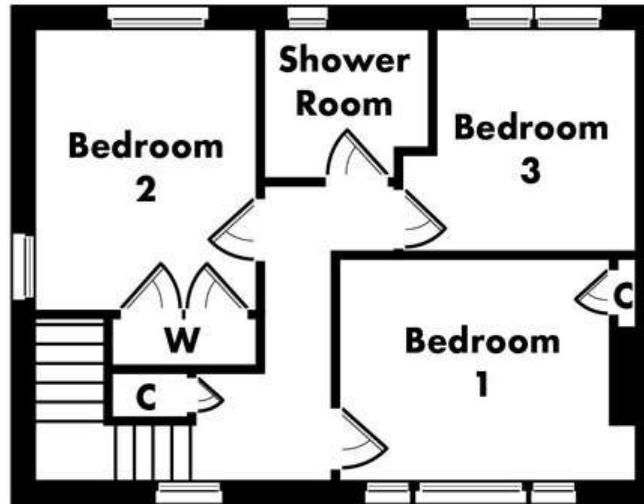
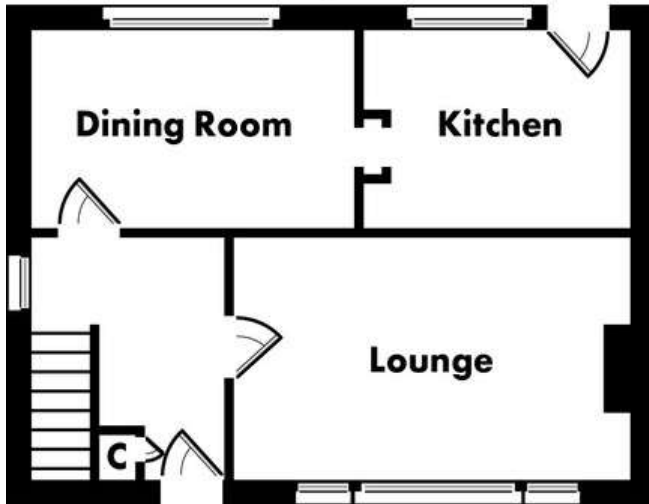
Reception hall	3.48 m x 2.36 m / 11'5" x 7'9"
Lounge	5.08 m x 3.53 m / 16'8" x 11'7"
Dining Room	3.63 m x 2.95 m / 11'11" x 9'8"
Kitchen	3.99 m x 3.02 m / 13'1" x 9'11"
Bedroom 1	3.05 m x 3.58 m / 10'0" x 11'9"
Bedroom 2	4.22 m x 2.72 m / 13'10" x 8'11"
Bedroom 3	3.30 m x 2.90 m / 10'10" x 9'6"
Shower Room	1.96 m x 1.96 m / 6'5" x 6'5"

## EPC: C

## Features

Seldom available semi detached villa  
 Beautifully presented and very well maintained  
 Three bedrooms  
 Lounge  
 Dining room  
 Fitted kitchen  
 Gas central heating & double glazing  
 Lovely gardens  
 Close to schools, bus & train

Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

From Edinburgh Road proceed onto Hallhill Road and turn first left into Burnmouth Road. Turn first left into Pendeen Road and follow the road as it curves to the right. Turn 2nd right into Garlieston Road and this property is a short distance 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.

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For further information:

Or to view this property please call:

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