



## Semi-detached House

297 Killin Street, Sandyhills, Glasgow, G32 9TH

**Offers Over £199,000**



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## Description

Situated within the most sought after Sandyhills district this wonderful two bedroom semi detached villa is brought to the market in turn key condition. This home is beautifully presented from top to toe, the stylish decor and high specification of fixtures and fittings adding the wow factor. The roof tiles were replaced in 2019, the windows are triple glazed and there is a modern gas central heating system with combination boiler. Externally there are mature gardens, the rear garden is a real highlight and there is a long driveway allowing off street parking for multiple cars.

You enter into a reception hall which has a sweeping staircase off to the right leading to the upper level. The lounge is a lovely reception room with a broad front facing window formation adding additional depth to this room and allowing plenty of natural light to flow in. The focal point of this room is the limestone fireplace and inset electric fire. A doorway to the rear leads to the conservatory which provides another versatile living space and lovely views over the garden. There are power points and a wall mounted electric heater.

The kitchen is surely one of the highlights of this home professionally designed and combining practically with stylish finish. The integrated kitchen appliances include a 4 ring gas hob with angled chimney cooker hood above, oven and microwave, fridge, freezer, washing machine and dishwasher. A window to the rear lends light and the adjacent door leads out to the garden/driveway. The shower room matches the kitchen in terms of luxury and indeed colour scheme, the sophisticated grey tones evident in both rooms and the beautiful tiling in the shower room really catching the eye. There is a long walk in shower tray, dual shower head fitment and tall shower screen. The broad wash hand basin sits within a white high gloss vanity unit and matches the wc. There is a window to the side elevation and a small door accesses the under stair cupboard where the gas combination boiler is housed.

Upstairs the broad landing leads to both bedrooms and there is a fixed ladder to the floored and lined attic space. Bedroom one is a most generous sized room running from the front to the rear with window formations to both ends. Bedroom two is another superb double bedroom with window to the rear. As noted the attic space has been floored and lined and is presently dressed as a bedroom. There are two velux style windows to the rear, ceiling light fittings, power points and a radiator.

This property sits on an impressive and level plot. The neat front garden has lawn and pathway with gated driveway running to the side of the building. To the rear is a fantastic garden stretching further than you would think. It has lawn and paved areas bordered by timber fencing. There is concrete garage/store and additional timber shed.

Killin Street sits within the highly regarded Sandyhills district to the East side of Glasgow. The immediate and surrounding areas are well served by high street shopping and supermarkets which include a TESCO Extra and Aldi. There is schooling at both Primary and Secondary level and a number of recreational facilities including Sandyhills Golf Club, a selection of Bowling Clubs, Tollcross Park and Tollcross International Swimming Centre. Those commuting have access to excellent public transport services. There are local bus routes and nearby Shettleston Train Station operates regular services to Glasgow Queen Street & Edinburgh. There are also convenient road links to Glasgow City Centre and the M8 & M74 motorway networks.

## Room Dimensions

Reception hall	2.82 m x 2.29 m / 9'3" x 7'6"
Lounge	6.02 m x 3.63 m / 19'9" x 11'11"
Kitchen	2.92 m x 3.40 m / 9'7" x 11'2"
Bedroom 1	5.05 m x 3.66 m / 16'7" x 12'0"
Bedroom 2	3.02 m x 3.63 m / 9'11" x 11'11"
Shower Room	2.36 m x 1.50 m / 7'9" x 4'11"
Conservatory	3.45 m x 3.12 m / 11'4" x 10'3"
Attic	5.13 m x 4.11 m / 16'10" x 13'6"

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## Features

Semi detached villa in turn key condition  
Two double bedrooms  
Lounge through to conservatory  
Stunning kitchen and shower room  
Floored and lined attic -fixed ladder  
Triple glazing and gas central heating

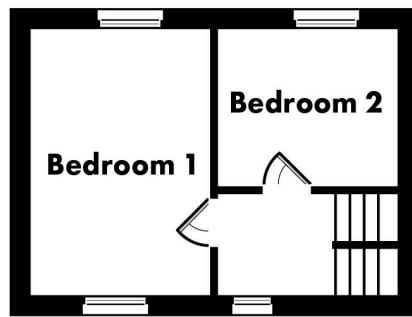
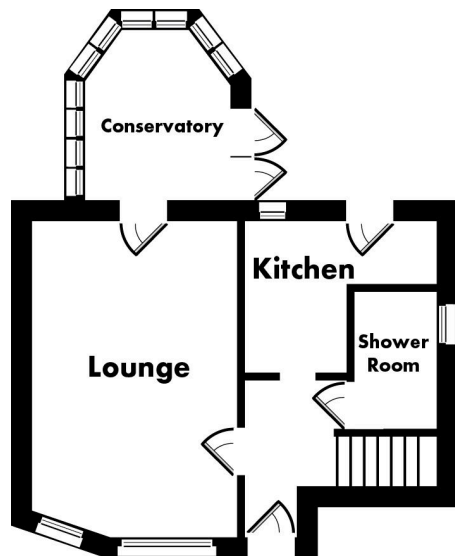




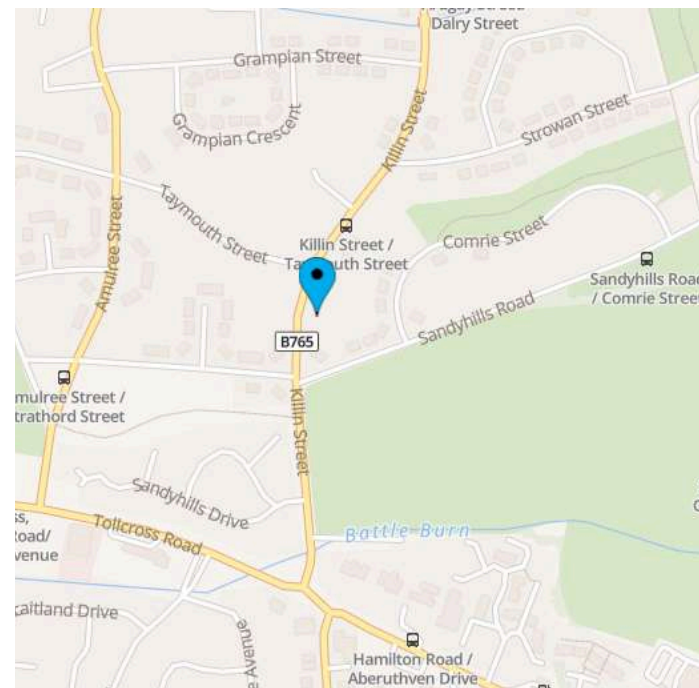
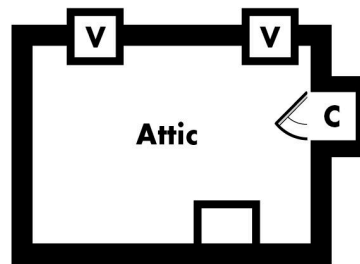








Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling from Shettleston Road proceed South on Killin Street. Continue along and this property is located on the left hand side just prior to the junction with Sandyhills Road.

#### 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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