

## 2a Kildonan Road, Grappenhall

**£390,000**

Four Bedrooms • Versatile Living • Semi-Detached • Integrated Garage • Low Maintenance Garden • Recently Upgraded • Desired Location • Modern Interior • Close To Amenities • Driveway Parking For Two Cars



**Mark Antony**  
SALES & LETTING AGENTS

SCAN  
ME!



## INTERIOR

Upon entering the property, you are welcomed by a larger-than-average, bright and airy hallway featuring beautiful tiled flooring, setting the tone for the rest of the home. To the left, the spacious lounge diner enjoys both front and rear aspect windows, allowing plenty of natural light to flow through. A charming log burner creates a warm and cosy atmosphere, making this an ideal space for relaxing or entertaining guests. To the rear of the property is the recently upgraded kitchen, finished with neutral tiled flooring, oak worktops and a range of integrated appliances, providing a stylish yet practical chef's kitchen. From here, there is also convenient access to the garage. The ground floor further benefits from a downstairs W.C. and a versatile second reception room/fourth bedroom, currently arranged as a home office, offering flexible living to suit a variety of needs.



Upstairs there are three well-proportioned bedrooms, all flooded with natural light. The main bedroom benefits from Sharps fitted wardrobes as well as the second bedroom also having built in wardrobes, while the third bedroom features a useful built-in storage cupboard with shelving and clothing rail providing ample storage. Completing the first floor is the family bathroom, which has recently been modernised and fitted with a contemporary three-piece suite with UPVC ceiling and spotlights, offering a stylish, relaxing and highly practical space.

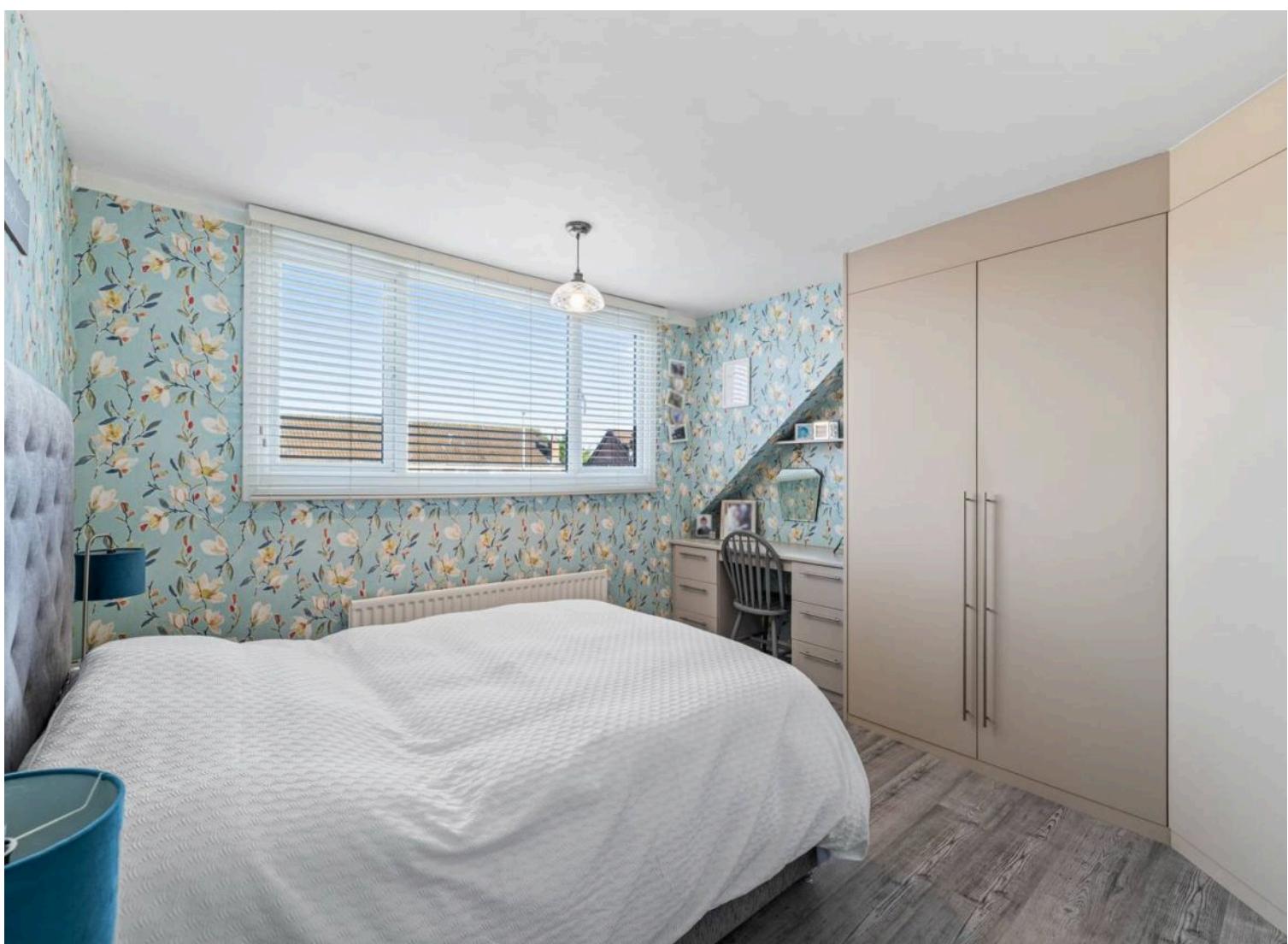


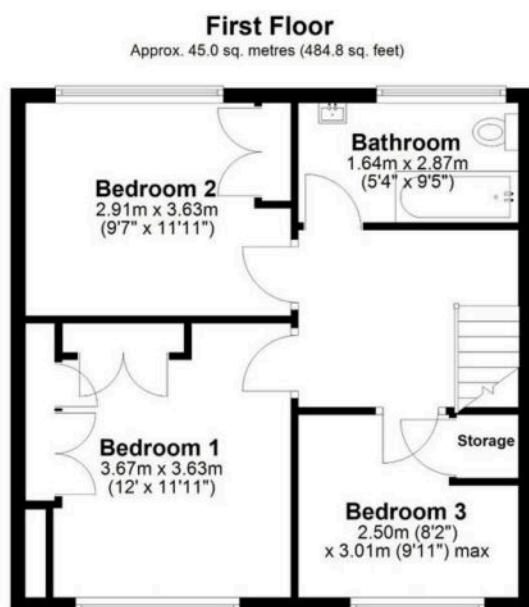
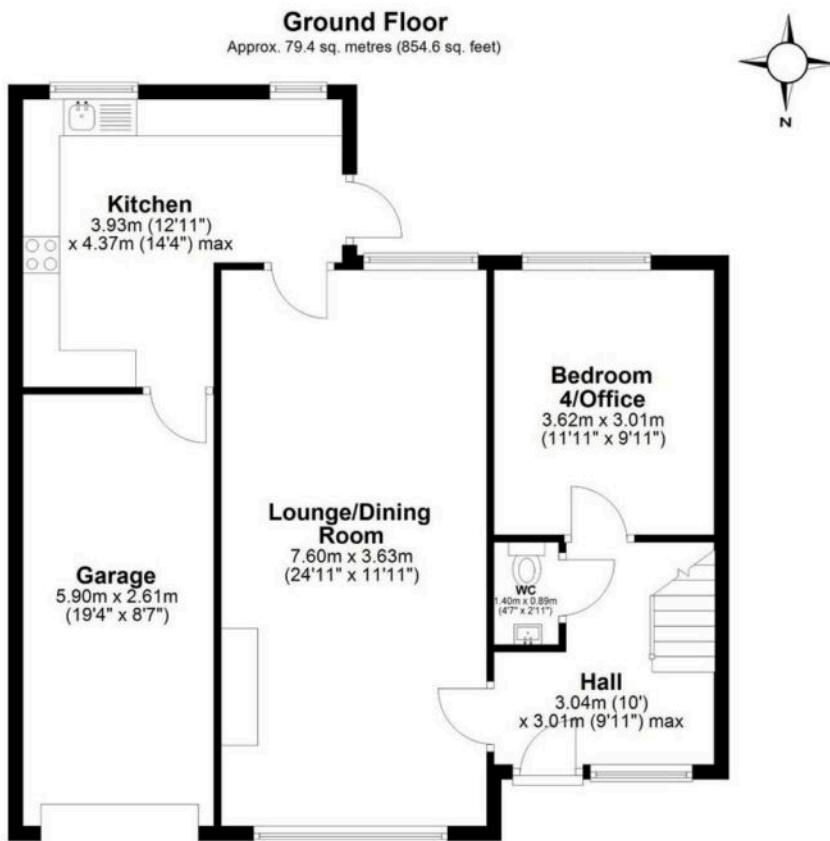
## EXTERIOR

To the rear of the property is a low-maintenance outdoor retreat, thoughtfully designed over two levels with a blend of tiled areas and well-placed planters, bulbs, shrubs and perennials, ideal for keen gardeners. Its private positioning creates a peaceful setting, perfectly suited for both relaxing and entertaining guests. The property further benefits from a private driveway and an integrated garage, offering additional parking and valuable storage space.

- Council Tax band: D
- Tenure: Leasehold
- EPC Energy Efficiency Rating: D
- EPC Environmental Impact Rating: E







Total area: approx. 124.4 sq. metres (1339.5 sq. feet)

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
 Please use Street or contact us to  
 arrange a viewing.

## CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.  
 Items may be available under  
 separate negotiation.

**Note:** These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.