



178 CHIRNSIDE ROAD, CARDONALD O/O £79,995

Kelvin Valley Properties announce to the market this well presented and exceptionally spacious **three bedroom upper flat** in popular Chirnside Road, Cardonald. Situated only a hundred yards from Hillington East train station for excellent commuting, the property is an ideal first time buy or investment purchase. Internally there are three double bedrooms, a modern kitchen, fitted bathroom, and a large lounge with dining area. Externally there is a private garden to the rear which is laid to lawn. Early viewing highly recommended in order to avoid disappointment.



- 3 double bedrooms
- Private rear garden
- Quiet cul-de-sac location
- Modern kitchen and bathroom
- Close to Hillington East train station
- Popular area
- Affordable price
- Energy efficiency rating D

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Entrance

From the roadside you access the pathway leading to the front door.

Reception

The front door provides access into the entrance hallway and onto the stairwell. At the top of the stairs the hallway provides access to most of the rooms apart from the kitchen which is off the lounge.

Lounge (17'11 x 15')

Huge lounge with two windows to the rear allowing plenty of natural light in. The room has plenty of space for both living room and dining room furniture. Wooden flooring. Light neutral décor.

Kitchen (6'1 x 5'8)

Fitted kitchen with modern base and wall mounted storage units. Worksurface with integral sink. The oven/hob/hood are integrated. The washing machine and fridge are included in the sale.

Bathroom (6'1 x 5'7)

Modern bathroom with suite comprising bath with shower, washhand basin and W.C. Heated towel radiator. Fully tiled. Textured glass window to the side allowing plenty of natural light into the room.

Bedroom 1 (17'5 x 10'1)

Particularly spacious bedroom with bay-style window formation to the front. Wooden flooring and light contemporary décor. Plenty of room for large furniture in here, this is an exceptionally large bedroom!

Bedroom 2 (12'9 x 9'9)

Spacious bedroom with window to the front looking out onto the street. Wooden flooring.

Bedroom 3 (11'10 x 7'6)

Dual aspect double bedroom with windows to both front and rear. Wooden flooring.

Heating & Windows

Gas Central Heating with combi boiler. Double glazing throughout.

Gardens

Well proportioned private garden area to the rear laid to lawn.

Property Summary

A spacious and well presented upper flat with private garden area. Excellent location for transport links, being so close to Hillington East train station and the M8 motorway. Early viewing of this property is recommended to avoid disappointment.

Area Details

The property is situated between Hillington and Cardonald, west of the city centre of Glasgow. There are a number of local amenities and the property is very close to Hillington East train station. The property is only 2 miles from Braehead shopping centre with a wide range of shopping, dining and leisure facilities. Nearby Glasgow city centre offers a very wide range of amenities and is only 8 miles away.

All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded. All measurements are in feet. Measurements are taken using a sonic tape measure and may therefore be subject to a small margin of error. All photographs are reproduced and included for general information and it must not be inferred that any item is included for sale with the property. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it.

Kelvin Valley Properties are a longstanding member of The Property Ombudsman. Further details of membership and obligations can be found at www.tpos.co.uk

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John**

Reference Number: **K/1552**



Post Code for Sat Nav

G65 2LQ