



**HILLINGTON**

318 GLADSMUIR ROAD

## 318 Gladsmuir Road Hillington POSTCODE?

Offered to the market at a competitive asking price and occupying an elevated position with views to the front, this upper cottage flat offers flexible accommodation which has been reconfigures to provide three generously proportioned principal apartments.

The accommodation is entered at the front through timber door into entrance hallway and then further up staircase to the first floor landing which is split level and has hardwood flooring, central heating radiator, overhead loft access, loft access hatch and smoke alarm. The light and bright lounge has two angle double glazed window formation to the front, hardwood flooring, wall lights, overhead spotlight track, central heating radiator and access door into the breakfasting kitchen.

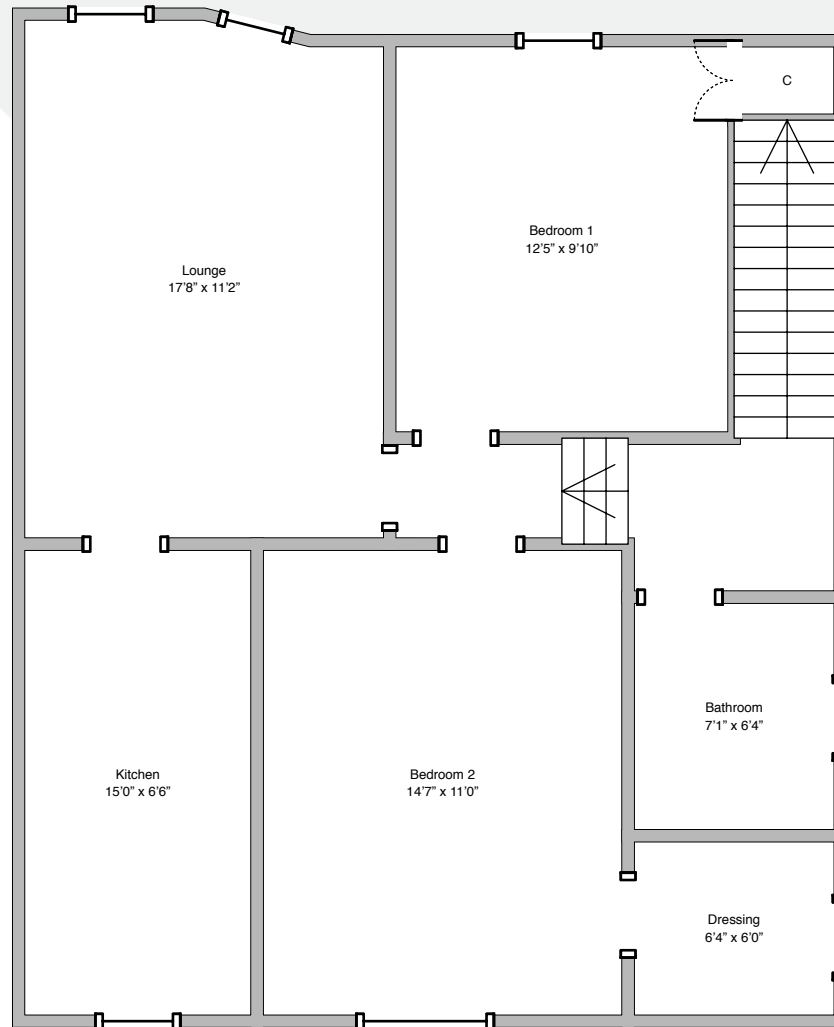
The breakfasting kitchen offers floor and wall mounted units offering good storage accommodation with coordinating tiling, extensive worktop surfaces, inset breakfast bar, tiled flooring, inset gas hob with oven below and overhead extractor hood, stainless steel sink unit with side drainer and mixer taps, integrated fridge freezer and washer dryer.

Two double bedrooms are provided with the rear facing master providing a walk-in dressing area off with modular style shelved storage and hanging space - the boiler for the central heating system is also located within this area. Finally, the bathroom is compact with three-piece white suite comprising low-level WC, wash hand basin and panelled bath with tiling all round and mains shower above. Further features include gas fired central heating, double glazing, side gardens and, lawned gardens at the rear which are currently in need of some tending.

The property is conveniently situated for passage to Glasgow City Centre, Paisley and beyond via established road networks and public transport facilities and indeed of shops and amenities easily accessible and located within close proximity.

**EPC: Band D**    **Property Ref: C1454**





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