



31 Kilmany Drive, Glasgow, G32 7DH

Offers over £129,995



**\*\*Splendid TWO bedroom and BOXROOM semi-detached home\*\*** This property is set within a quiet cul-de-sac in the highly sought after Shettleston area. Brought to market in excellent condition, this property is not expected to be available for long. With HDVR Property Tour available, please contact Elevate Property Services for more information.



Property Information

Welcome to No. 31 Kilmany Drive, this splendid TWO bedroom and BOXROOM semi-detached home offers an excellent level of accommodation. With neutral decoration throughout, this bright and spacious home is presented to the market in excellent condition.

To the front of the property, a two car Monoblock driveway is available with a garage to the side. Upon entering, you are welcomed into the bright and airy reception hallway which leads to all rooms. The lounge is generous in size and benefits from patio door access to the rear garden area. The modern fitted kitchen boasts ample wall and base units and laminate worktops, creating a modern and efficient space. Additional space is available for the required free-standing appliances. On the upper level, there are two well proportioned bedrooms and a smaller boxroom. The fully tiled family bathroom comprises of shower over bath, vanity unit, W.C. and quality chrome fixtures. A loft area is available providing extra storage.

The charming private rear garden is fully enclosed, creating a safe and easily maintained environment for children and pets alike. Lawn and decking areas are available, perfect for recreation and al-fresco dining. Access to the garage is also available via the rear garden.

Ideally situated within walking distance of highly sought after primary and secondary schooling, this property will particularly appeal to families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City, the location is ideal.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Room Dimensions

- Lounge - 4.53m x 4.18m
- Kitchen - 2.56m x 2.40m
- Bedroom One - 3.24m x 2.57m
- Bedroom Two - 3.25m x 2.57m
- Boxroom - 1.85m x 1.24m
- Bathroom - 1.77m x 1.64m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

