



## 40 Glen Road, G60 5DQ

Offers over £164,995



Elevate Property Services are delighted to present this TWO-bedroom mid terrace home to market. Offering sought after accommodation within this popular address in the Old Kilpatrick area, this property is not expected to be available for long!



## Property Information

Welcome to 40 Glen Road, this charming TWO bedroom mid-terrace home within the highly sought-after Old Kilpatrick area offers excellent potential for the purchaser to modernise to their specification.

To the front of the property ample on street parking is available. Upon entering, you are welcomed into the reception hallway which leads firstly to the lounge. This space is generous in size and boasts large windows to the front and patio doors to the rear garden, filling this space with an abundance of natural light. The fitted kitchen has an array of wall and base units, creating an ideal space for meal preparation. The kitchen further benefits from an integrated gas hob and oven. Ample space is also available for a free-standing washing machine, dishwasher and fridge-freezer.

On the upper level, there are two generously proportioned bedrooms, one of which boasts fitted storage. A fixed stairway from the primary bedroom leads to the attic area which has been fully floored, providing excellent accessible storage. Completing this floor, is a family bathroom, comprising of bath with shower over, wash hand basin and W.C.

The rear garden can be accessed from the lounge or kitchen and spans over three levels. A patio area is available firstly, perfect for socialising and dining al-fresco. Stairs then lead on to the drying green which is also a lovely open space to enjoy some sunshine. A large garage completes the garden space which is accessed from double doors to the rear and provides excellent additional storage.

Ideally situated within a short distance of sought after schooling, this property will particularly appeal to families with children of various ages. Within walking distance of local bars, restaurants and excellent local walks, cycling routes etc, the location is perfect. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area.

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 floorplans 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 - 5.51m x 3.18m

Kitchen - 3.07m x 2.57m

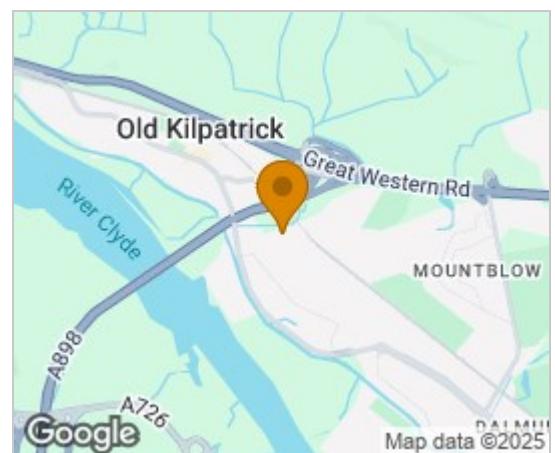
Bedroom One - 3.45m x 2.74m

Bedroom Two - 3.33m x 2.59m

Bathroom - 1.80m x 1.75m

Attic - 4.09m x 2.74m

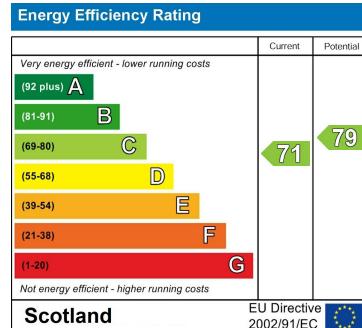
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.