

# 29 Thornbridge Road

GARROWHILL, GLASGOW, G69 6RS



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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We are delighted to offer to the market this excellent two-bedroom terraced house. The property is presented in walk-in condition and we believe is quite simply one of the best on the street. It has been finished to a very high standard by the current owners.

The accommodation comprises a bright and airy lounge that benefits from lots of natural light entering from the large window. There is a fireplace to cosy up in front of and the extension which was added to the property makes the living space large and open.

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The extended kitchen/diner is perfect for the home, finished with super clean oak units with an electric oven and gas hob, it's the perfect place for the chef to serve up a marvellous meal. There is also ample space for a free-standing washing machine, dishwasher and fridge freezer.











The spacious double bedrooms are bright and very welcoming, one benefits from a large mirrored walk-in wardrobe, and both come with ample room for free-standing furniture.













One of the best features of this truly “ready to live in” home, is the converted loft which provides extra accommodation in the eves of the home. There is also an incredible amount of storage, rare for these types of properties.



## The Attic







Approximate Dimensions  
(Taken from the widest point)

Lounge	6.70m (22') x 4.70m (15'5")	Attic Room	4.40m (14'5") x 4.30m (14'1")
Kitchen/Diner	5.90m (19'4") x 2.65m (8'8")	Gross internal floor area (m <sup>2</sup> ): 104m <sup>2</sup> EPC Rating: D Buyer's Premium Value: £2600	
Bedroom 1	3.65m (12') x 3.30m (10'10")		
Bedroom 2	3.30m (10'10") x 2.65m (8'8")		
Shower Room	2.10m (6'11") x 1.70m (5'7")		





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The home is always warm and comfortable, courtesy of the double glazing and gas central heating. The rear garden space is great for sunnier days, it is south facing giving it lots of sun and there is a beautiful seating area and rock feature. Probably the jewel in the crown is the fully insulated workshop with electricity points. This is currently being used as a studio and has an adjoining large shed, but would also lend itself perfectly for a home office, or any number of opportunities for those who like to tinker with a hobby. There are also external electric points to front and rear of property.

There is plenty of on-street parking adjacent to the property, along with the bonus of a double driveway, it's absolutely ideal.

Some properties tick all the boxes, this is certainly one of them. Early viewing is advised.

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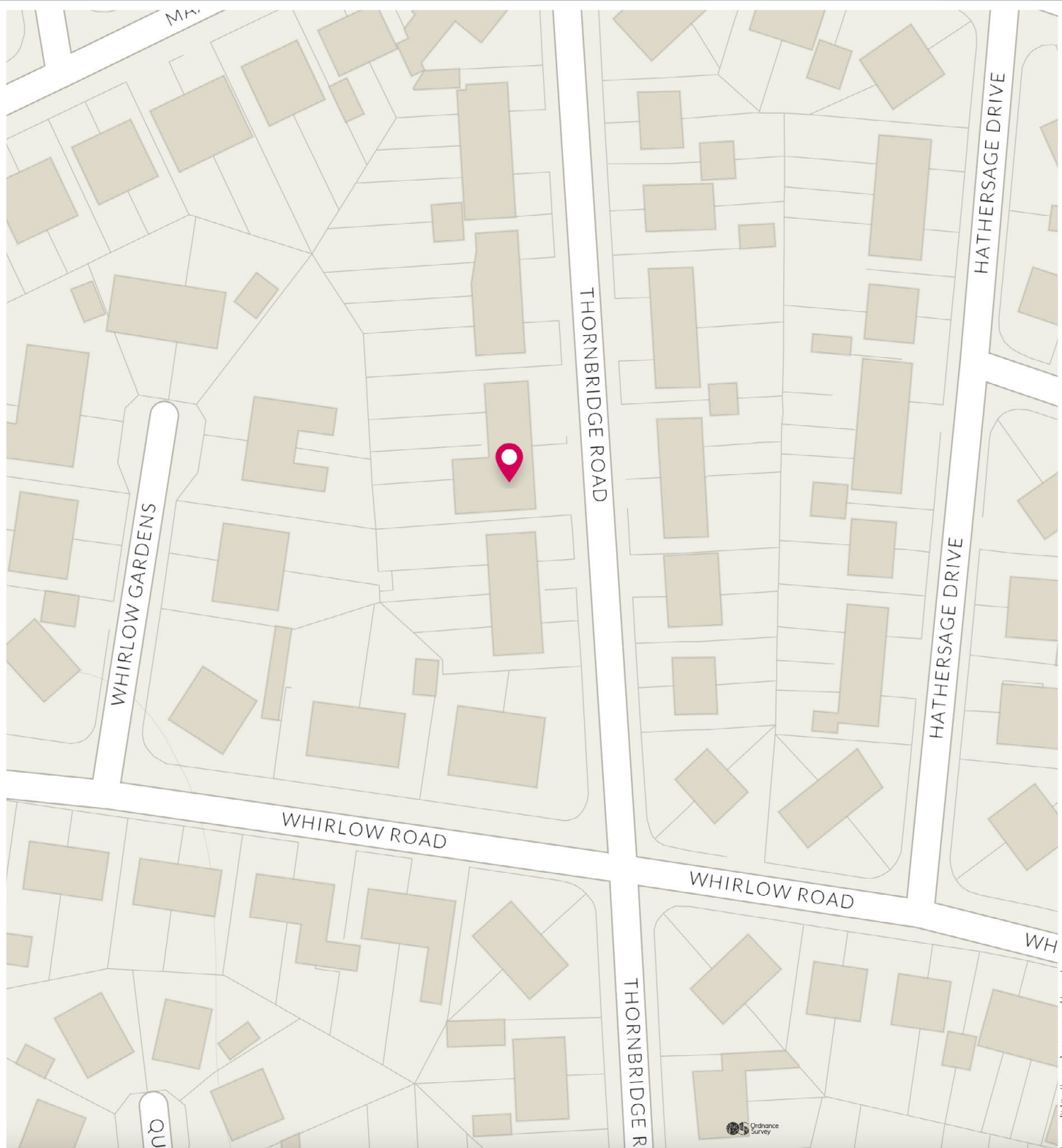
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29 Thornbridge Road could not be more conveniently placed for easy access to Glasgow, with the local train station (Garrowhill) only a 10-minute walk away, and the M8, M73 and M74 interchange. The property is close to several good primary schools and reputable Bannerman High School. The commercial and superb retail centres of Glasgow can be easily accessed in less than fifteen minutes by car, while the first-rate leisure and shopping facilities of nearby Glasgow Fort and East Kilbride, offers a convenient option as another centre to visit. Even more locally, there is also a wealth of shopping and leisure facilities available in Coatbridge and the surrounding towns of the Clyde Valley.

For the outdoor enthusiast, the beautiful Seven Lochs Wetland Park is within easy reach. Destined to be Scotland's largest urban nature park, visitors can enjoy twenty sq km of lochs, parks, nature reserves and woodlands and it's situated between Glasgow and Coatbridge. The closest of the lochs and nature reserves is Bishops Loch offering miles of walking and cycling routes to explore, making this a perfect place to unwind from the stresses of city life.

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