




Solicitors & Estate Agents
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28 Whitworth Drive

RUCHILL, GLASGOW, G20 9JG



Ruchill

GLASGOW, G20 9JG

The popular area of Ruchill is a great place to call home and this property is situated perfectly to enjoy the best of both worlds. The country feel in a quiet estate on the edge of town, but still within walking distance of Byres road and the trendy West End. A glance at satellite photos shows the area peacefully positioned between Ruchill Park and Ruchill golf course, with a wooded area immediately to the rear.

For those commuting further afield, the main motorway links are only five minutes drive away. There are also a good range of local nurseries and schools and plenty of options for daily household shopping. The abundance of local leisure facilities, many within walking distance, range from whitewater kayaking at Pinkston, through many varied attractions, to the local squash and golf clubs. Easy access to the extensive Forth and Clyde canal paths provide further opportunities for transport and activity.



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We are delighted to offer to the market this first-class two-bed semi-detached family home. Set in a perfect and secure position in a quiet street and with a great neighbourly spirit all around it, it's ideal for any couple or small family.

The property is presented to the market in immaculate condition throughout and is sure to be a popular listing with couples seeking a very comfortable home where all the hard work has already been done.

The accommodation comprises of a bright and very comfortable lounge, benefiting from lots of natural light, with a beautiful fireplace as the centre point of the room. The layout affords a plethora of options regarding furniture configurations.

The generously proportioned kitchen/diner is a great place to serve up the family favourites. Fitted with a beautiful range of cream shaker style units with a gas hob, electric oven, with ample space for the dishwasher, washing machine and freestanding fridge freezer. Freestanding appliances may be available by separate negotiation.

The downstairs WC is a handy addition for any busy family home. Upstairs, the family bathroom is tastefully tiled with a mains shower over the bath, ensuring an endless supply of piping hot water for long refreshing showers.

There are two good sized bedrooms in this lovely home, both with room for freestanding furniture and with built-in storage. The master bedroom benefits from wall to wall mirrored wardrobes which provide excellent storage and help to bounce the natural light around.

The double glazing and gas central heating help to keep the house warm and comfortable at times. Off-street parking is in abundance via the driveway and the beautiful rear garden is secure, child-friendly and low maintenance.

On sunnier days, the sun patio offers the perfect spot for al-fresco dining with friends and family, or just to relax with a book and a glass of wine.

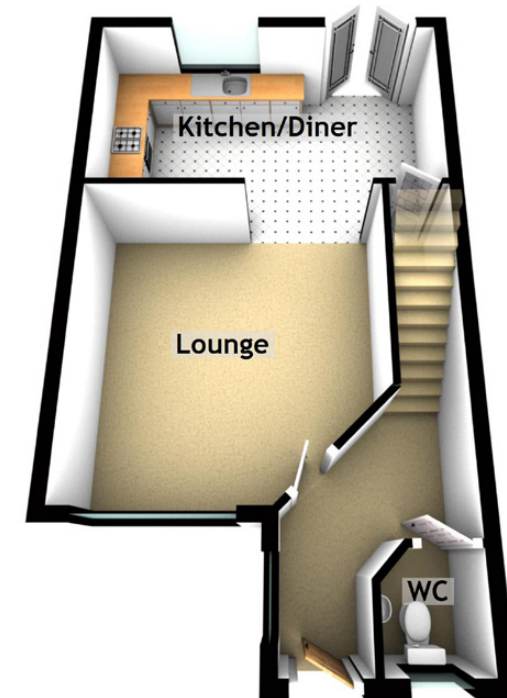
This is a great home for any young couple or small family to enjoy or even a first-class investment property for any Buy to let investor. Some properties tick all the boxes and this is definitely one of them. Early viewing is advised to anyone seeking a lovely home in walk-in condition.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.38m (14'4") x 4.14m (13'7")
Kitchen/Diner	5.08m (16'8") x 2.71m (8'11")
WC	1.34m (4'5") x 1.21m (4')
Bedroom 1	3.69m (12'1") x 3.10m (10'2")
Bedroom 2	4.13m (13'6") x 2.85m (9'4")
Bathroom	2.10m (6'11") x 1.96m (6'5")

Gross internal floor area (m²): 77m²

EPC Rating: C

Extras (Included in the sale): Freestanding
appliance's may be available by separate negotiation.

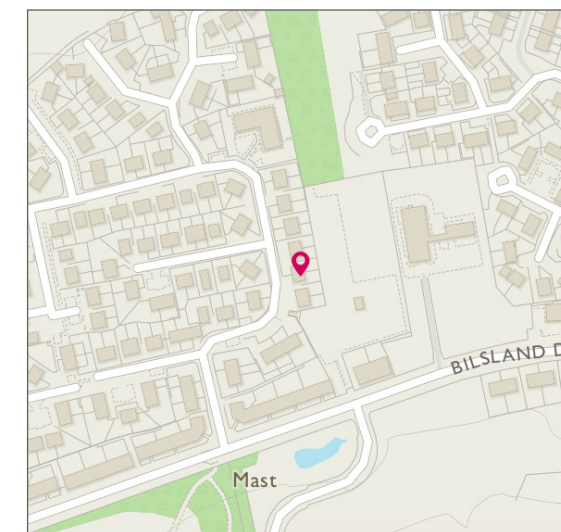


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