



*Excellent two-bed semi-detached villa, a perfect starter home in good condition, popular location of Parkhouse*



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We are delighted to offer to the market this excellent two bedroom semi-detached villa, set in the ever-popular Parkhouse area of the city. The property is in very good order helping to create an excellent home for any young couple or small family to enjoy.

# THE LOUNGE



Accommodation comprises: a spacious bright and contemporary lounge that would suit a range of furniture configurations. The room benefits from a beautiful feature fireplace with large windows which allow an abundance of natural light in and help create a very relaxing atmosphere to enjoy.

# THE KITCHEN/DINER



The large kitchen/diner is perfect for the home, finished in a great range of light wood units, with an electric hob and oven, an integrated freezer with ample space for a washing machine, tumble drier and an under-counter fridge. Freestanding appliances may be available by separate negotiation. There is also a very handy pantry which is excellent for storage.



# THE SHOWER ROOM

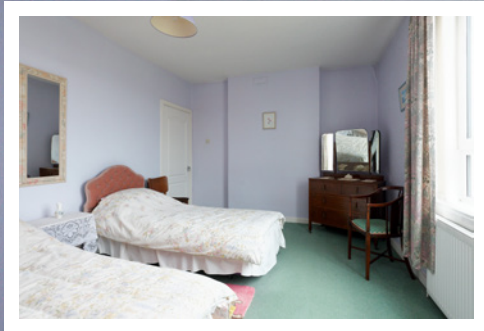


Finally, the fully tiled shower room completes the accommodation on the ground floor. It's ideal for a long hot shower or a soak after a hard day at the office.



Moving upstairs, there are two good sized double bedrooms in this lovely property, both with ample space for freestanding furniture, and lots of natural light streaming through them. There is also a very convenient WC on the second floor. The property is kept warm and comfortable via double glazing and gas central heating.

# BEDROOM 1



# BEDROOM 2



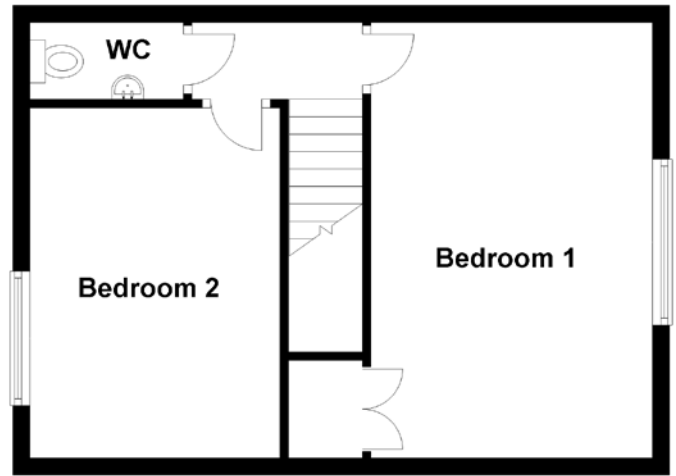
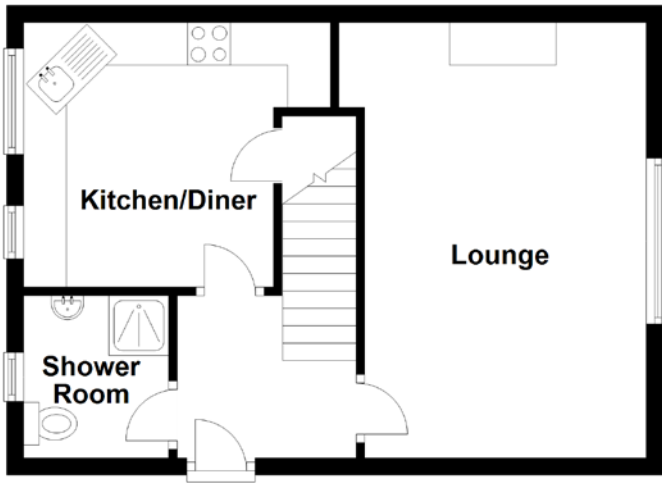
Externally, there is a double driveway and plenty of on-street parking for visitors. Another fantastic benefit to this property is the large private garden area which is a real sun trap on warmer days and could be a fantastic project for any discerning buyer.

Early viewing is essential to fully appreciate this fantastic property, it's ideal for any young couple or Buy-To-Let investor.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

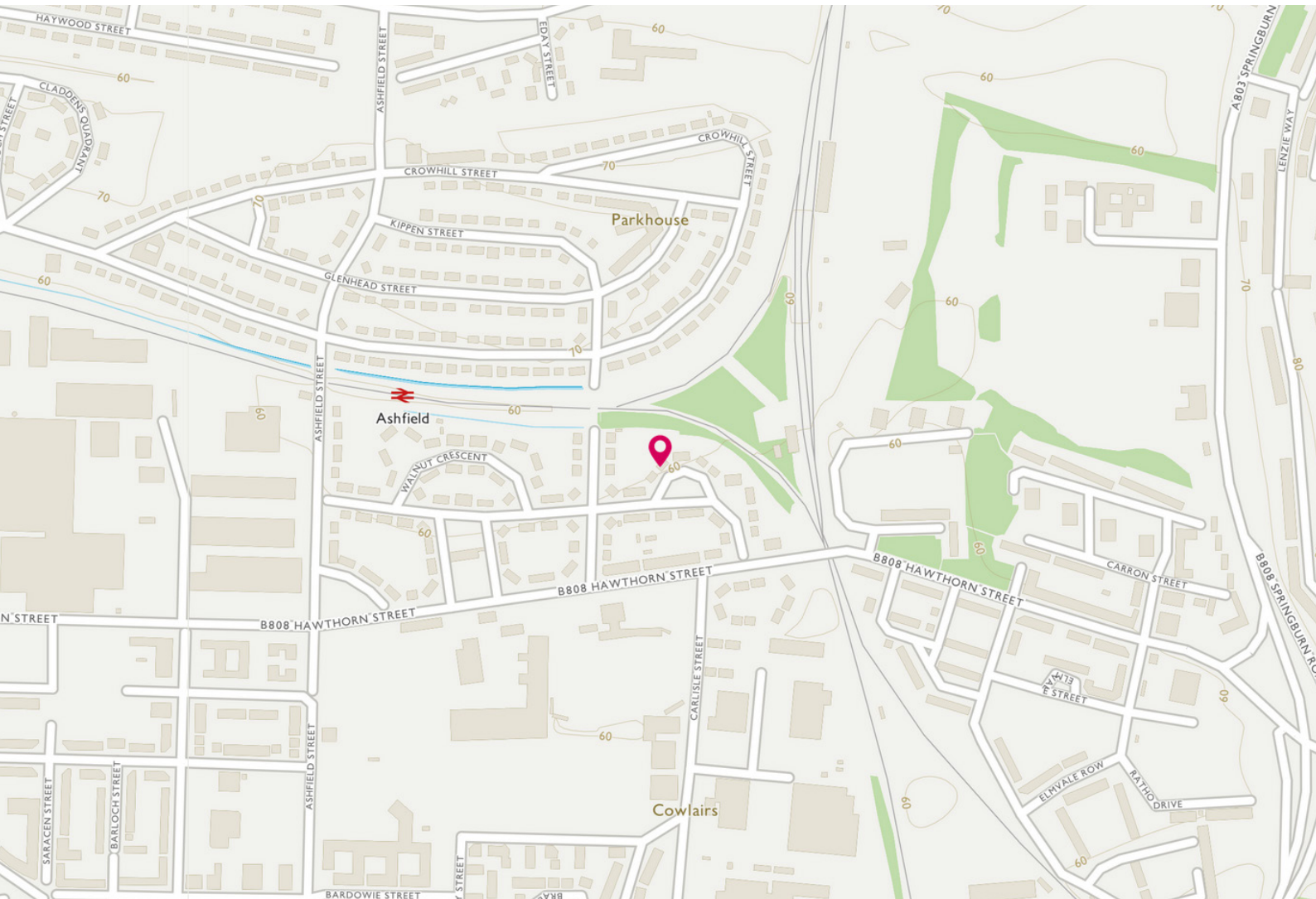


Approximate Dimensions  
(Taken from the widest point)

Lounge 5.10m (16'9") x 3.30m (10'10")  
 Kitchen/Diner 3.40m (11'2") x 3.10m (10'2")  
 Shower Room 1.90m (6'3") x 1.70m (5'7")

Bedroom 1 5.15m (16'11") x 3.35m (11')  
 Bedroom 2 4.10m (13'5") x 2.90m (9'6")  
 WC 1.80m (5'11") x 1.00m (3'3")

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup>  
 EPC Rating: D





# THE LOCATION

Walnut Road, Parkhouse in the North East area of Glasgow is a great place to both commute from and to call home. It is only a short distance to Byres road and the trendy West End, for all the bars, cafe's, and restaurants, anyone could ever wish for.





Public transport links are excellent via railway stations at Ashfield and Parkhouse or Possilpark, and up to 6 buses an hour to the city centre.

For those commuting further afield, the main motorway links are only five minutes drive away. There is 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 leisure and activity.



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