



Lower Flat

202 Chirside Road, Hillington, GLASGOW, G52 2LQ

Offers Over £77,995



properties

Solicitors and Estate Agents





Description

This popular style three bedroom lower flat offers superb potential as viewing will confirm. Situated in an established residential location this property is just a short walk from Hillington East Train Station and lies close to a host of local amenities found on nearby Paisley Road West. Furthermore it is only a short distance to Braehead Shopping Centre, the Queen Elizabeth University Hospital and the M8 Motorway network.

This home enjoys private gardens to both the front and rear which offer great outdoor spaces to be enjoyed. Inside the property is a blank canvas and is ready for the new owner to re-decorate and refurbish to their own style & taste. The accommodation on offer is versatile with potential to alter the layout subject to planning permission.

A reception hall welcomes you in and leads through the centre of this home. A deep walk in cupboard houses the gas combination boiler and offers handy storage space. Bedrooms one and two are found to the front and are of excellent proportion. The larger bedroom one has a semi bay window formation and to the rear of this room is another handy walk in cupboard. The lounge is rear sited and links to the kitchen and also the third bedroom/dining room. This is a lovely reception room with broad window formation overlooking the gardens. Once again there is a deep walk in cupboard adding to the excellent storage space available within the property. The third bedroom is a smaller room with window projection also to the rear. The kitchen is very basic and requires to be refurbished. A window formation to the side elevation lends light. The bathroom completes the accommodation on offer and is fitted with a three piece suite. Like the kitchen this room has a window to the side elevation.

The windows are double glazed and there is a gas fired central heating system.

As mentioned there are gardens to front and rear. The front garden has a lawn enclosed by hedging and the rear garden is bordered by hedging and timber fencing.

Chirnside Road enjoys a much admired position just to the north of Paisley Road West which offers a wide variety of high street shopping and also a Morrisons Supermarket. There is Primary & Secondary schooling available in the immediate area and recreational facilities include local golf clubs, Bellahouston Park and Pollok Country Park. Further shopping and recreational facilities can be found at the nearby Braehead shopping centre. Those commuting have very convenient access to bus routes and also regular train services via Hillington East Train Station. There are also excellent road links to the Clyde Tunnel, M8 Motorway and Glasgow Airport.

Room Dimensions

Reception hall	4.09 m x 1.30 m / 13'5" x 4'3"
Lounge	4.55 m x 3.66 m / 14'11" x 12'0"
Kitchen	1.98 m x 2.03 m / 6'6" x 6'8"
Bedroom 1	4.90 m x 3.33 m / 16'1" x 10'11"
Bedroom 2	3.68 m x 2.97 m / 12'1" x 9'9"
Bedroom 3	3.58 m x 2.01 m / 11'9" x 6'7"
Bathroom	2.11 m x 1.63 m / 6'11" x 5'4"

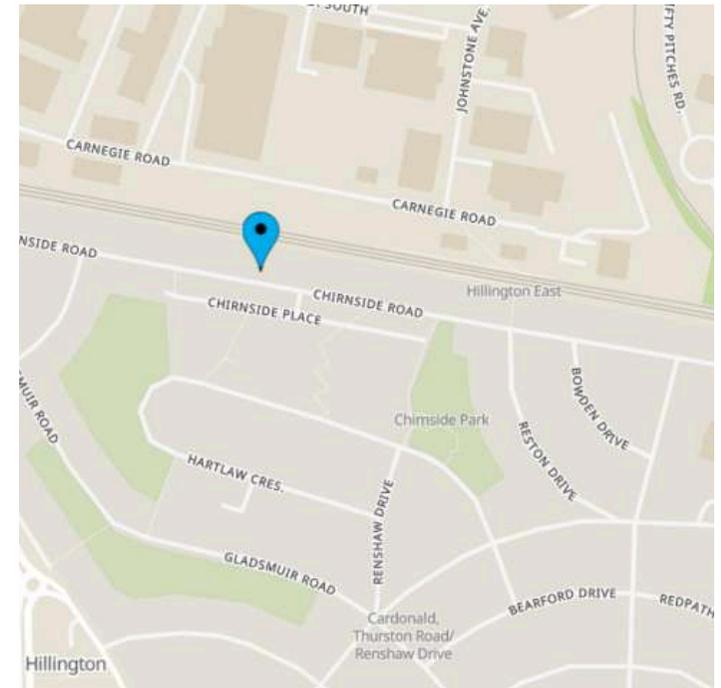
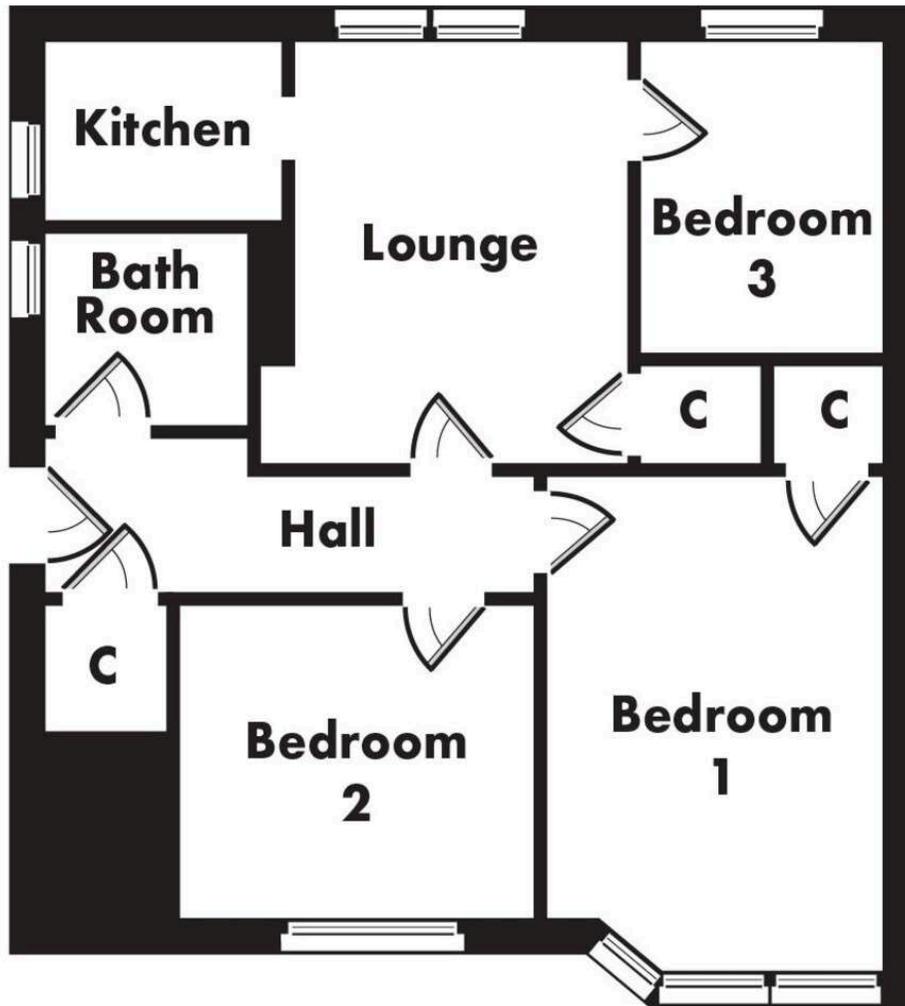
EPC: D

Features

- Popular style lower flat
- Requiring modernisation
- Three bedrooms
- Gardens to front and rear
- Gas central heating & double glazing
- Close to shops, schools and transport links



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling from Berryknowes Road proceed onto Queensland Drive. Continue and turn right onto Ladykirk Drive. Continue passing Hillington East Train Station and straight on to Chirnside Road. The property is along on the right hand side.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

Property Manager: Iain Macmillan • Telephone: **0141 331 0741**

Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
1242 Shettleston Road, Shettleston, G32 7PG F: 0141 763 1948

For further information:

Or to view this property please call:

0141 331 0741



prp properties
Solicitors and Estate Agents

PRP properties is a trading name of PRP Legal Limited (Registered Company Number SC411714)

DISCLAIMER

Whilst we endeavour to make particulars as accurate as possible they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

ESPC Ref: E440642

