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63 Hutchesontown Court

GLASGOW, G5 0SY



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Part Exchange is available on this spacious two bedroom ground floor maisonette

The popular area of New Gorbals is a great place to live and commute from. The transport links by bus are frequent and it is a mere ten minutes walk to the heart of Glasgow City centre. For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools and amenities all within easy reach, making it a very popular place to call home.

An exceptional example of affordable city living, this ground floor, two bedroom maisonette offers a well-presented accommodation over two levels. Located in the New Gorbals area, the property is very well placed for accessing city centre and local amenities.

The property features a naturally bright and spacious lounge with feature fireplace and surround. This room is flooded with light from both large tripple glazed window and patio doors which give access to rear garden.

The modern fitted breakfasting style kitchen has been well fitted to include a good range of floor and wall mounted units with matching worktop which provides a fashionable and efficient work-space. It further benefits from an integrated oven, electric hob and extractor hood, making this the ideal kitchen for an



The Gorbals has undergone a complete transformation in recent years. Glasgow's lively city centre is a short distance away and the area benefits from excellent transport links such as frequent bus services, main road routes in addition to the nearby underground network, The ease of access to the centre adds to the appeal of New Gorbals as well as local amenities including a large Co-op, library, local authority gym and the Citizens Theatre.

aspiring chef. This area further benefits from under stairs storage and gives access to the rear garden grounds.

Upstairs there are two generous sized bedrooms both with ample room for free-standing furniture and a family bathroom which consists of a three-piece suite with shower over bath.

The property benefits from efficient triple glazed windows, gas central heating, ample storage throughout, a private front and a communal rear garden area, ideal for catching the sun in the summer months.

The property is further enhanced with plenty of local resident's parking and would be well suited for a first-time buyer with a young family, an elderly buyer looking to downsize or an astute Buy-To-Let investor.

PROPERTY SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

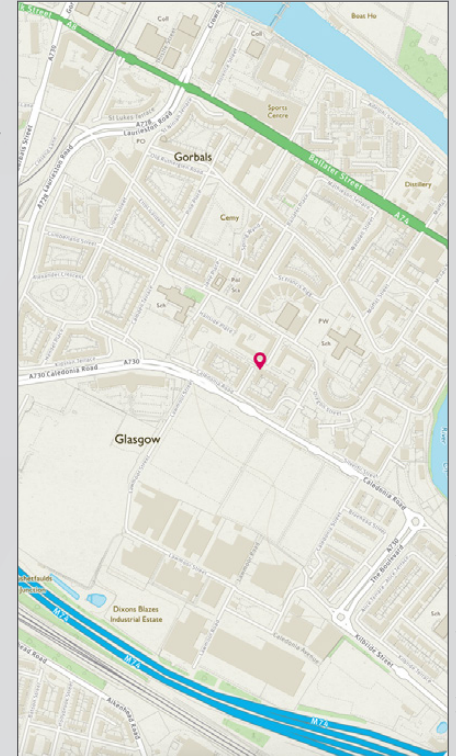
Lounge	4.49m (14'9") x 3.95m (13')
Kitchen/Dining Room	4.92m (16'2") x 4.49m (14'9")
Bedroom 1	4.49m (14'9") x 3.04m (10')
Bedroom 2	3.93m (12'11") x 2.79m (9'2")
Bathroom	3.02m (9'11") x 1.78m (5'10")

Gross internal floor area (m²)

80 m²

EPC Rating

C



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Part
Exchange
Available

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