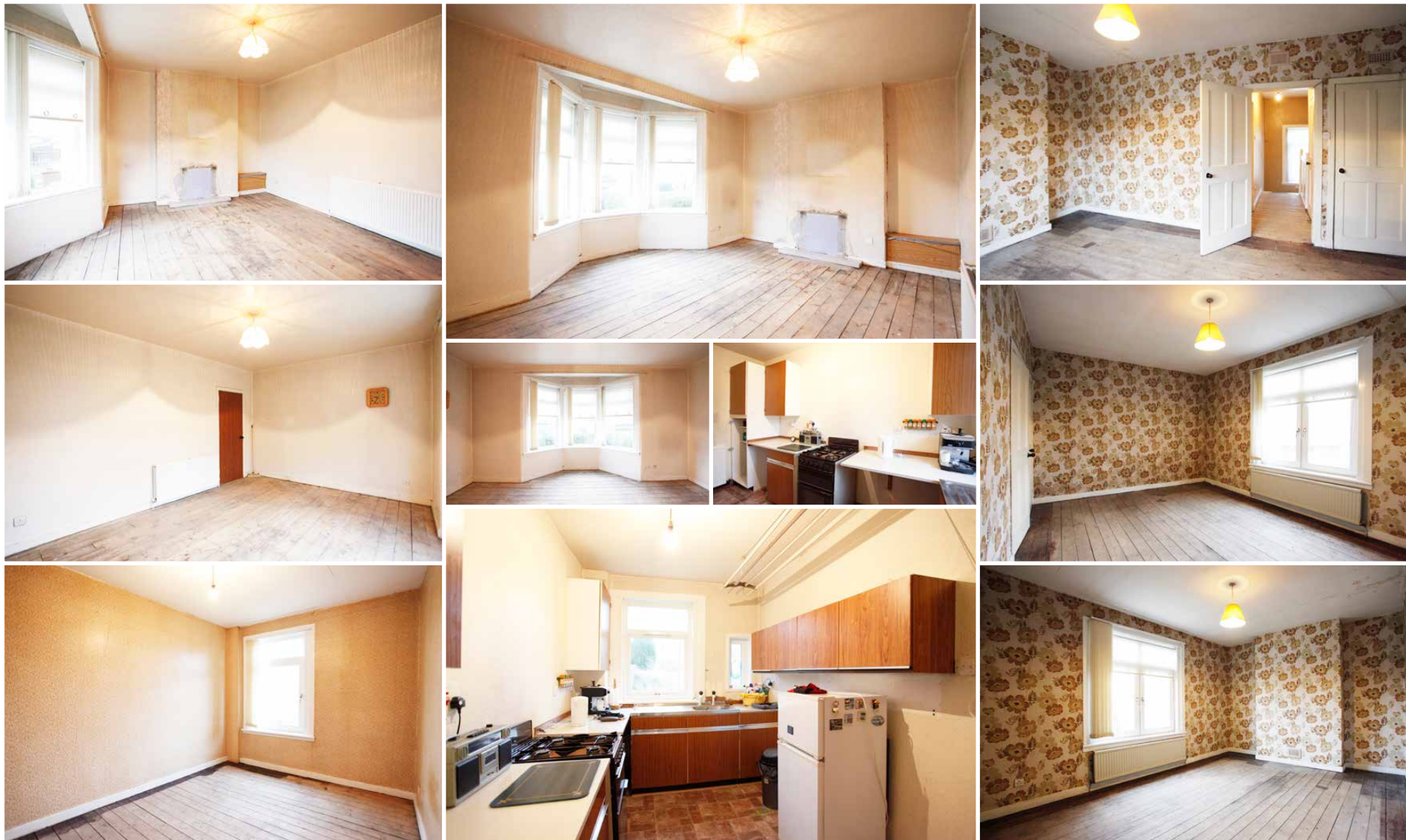





McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

100 Househillwood Road

POLLOK, GLASGOW, G53 6AU



100 HOUSEHILLWOOD ROAD

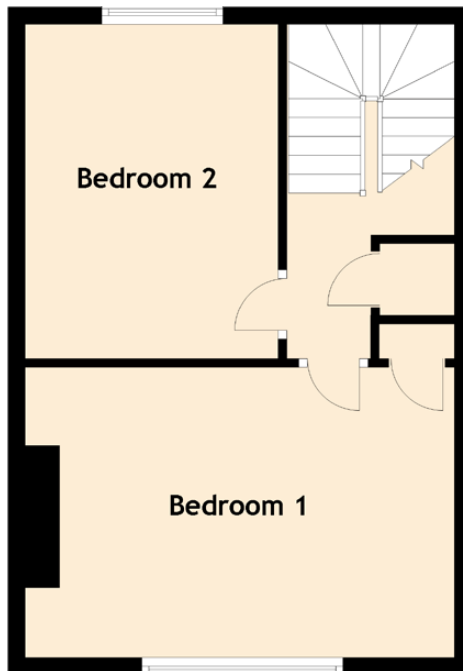
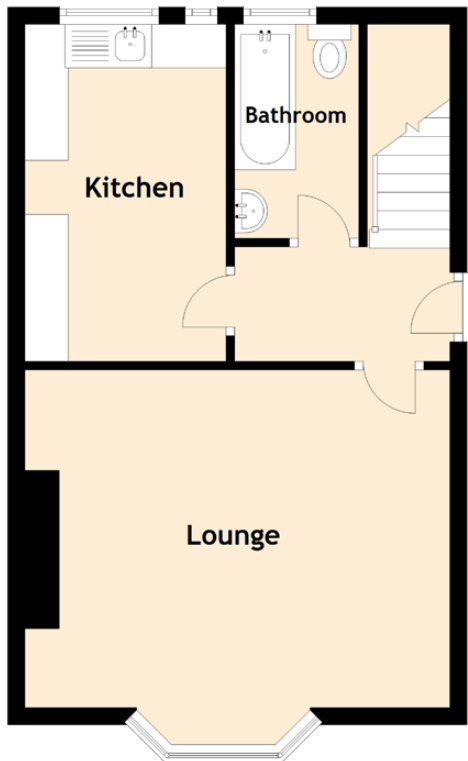
This property is located in the up and coming Pollok which is south-west of Glasgow city centre. Local amenities are situated close by with more extensive shopping in the ever popular Silverburn Shopping Centre which includes many high street brands. The area also offers excellent nurseries and primary school facilities. Neighbouring Cardonald offers further education facilities too including Cardonald College. The commuter has convenient transport links to the M8, M77 and Clyde Tunnel while Mosspark Train Station is virtually on your doorstep providing easy access to Glasgow city centre.

McEwan Fraser is delighted to present this generously proportioned two double bedroom end-terraced house. The property occupies a wide corner plot with large gardens. Internally, the property requires a level of upgrading however it does enjoy gas central heating, double glazing and has recently benefited from a brand new roof. Internal viewing is highly recommended to appreciate the proportions on offer. This is an excellent opportunity for a buyer to put their own stamp on a property.

The internal accommodation is focused on a generous reception room with bay window. The ample floor space on offer provides great flexibility for a variety of different furniture configurations. The ground floor also includes the kitchen and bathroom. The kitchen boasts enough space for a fully fitted modern kitchen with integrated appliances. Climbing the stairs there are two well proportioned double bedrooms, with the master running the full width of the property.

This is an excellent project which is very competitively priced.



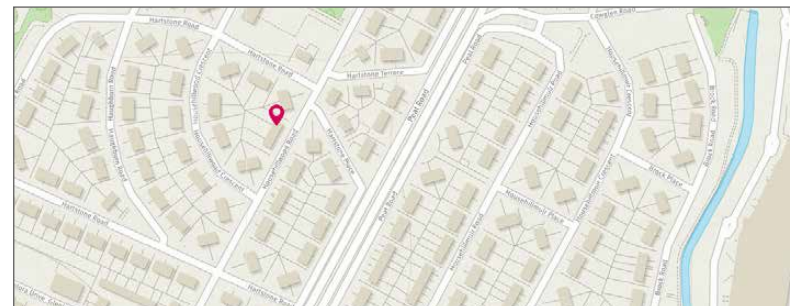


Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 4.20m (13'9")
Kitchen	3.89m (12'9") x 2.32m (7'7")
Bedroom 1	4.96m (16'3") x 3.35m (11')
Bedroom 2	3.86m (12'8") x 2.92m (9'7")
Bathroom	2.47m (8'1") x 1.43m (4'8")

Gross internal floor area (m²): 78m²

EPC Rating: C



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