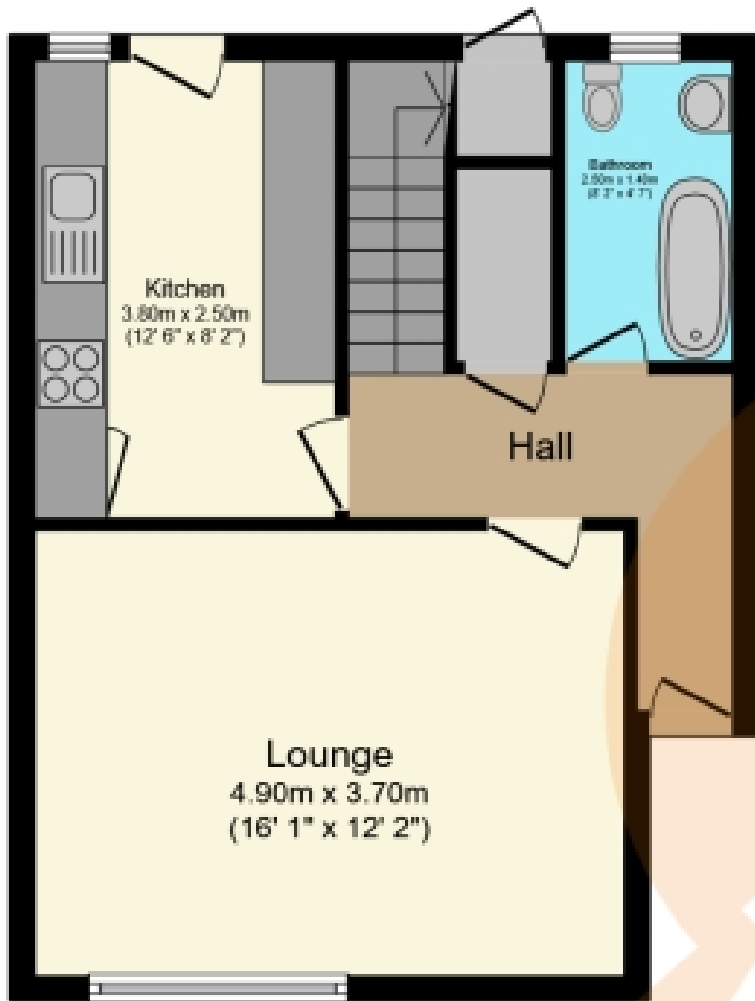




144 Gleddoch Road, Penilee, Glasgow

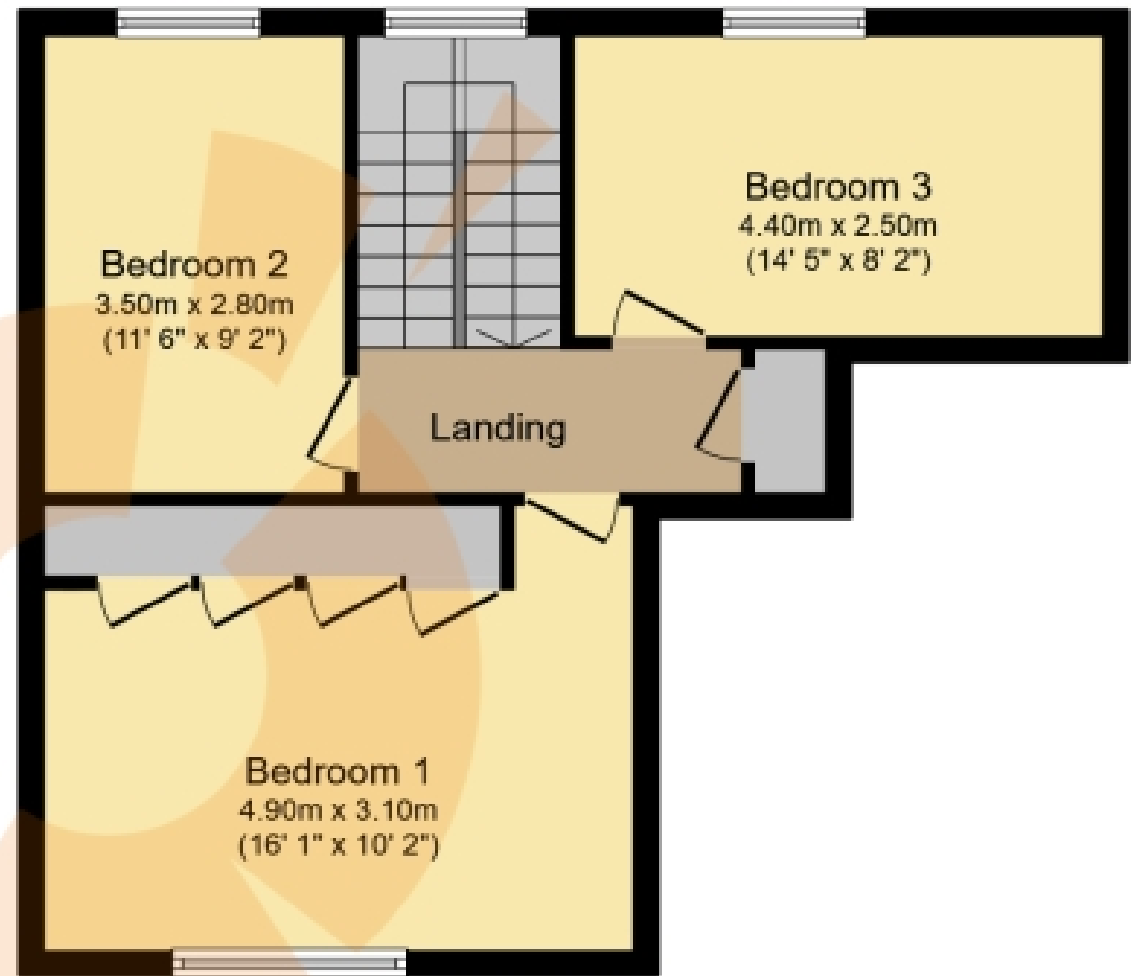
Offers Over £139,995





Ground Floor

Floor area 42.1 sq.m. (453 sq.ft.)



First Floor

Floor area 49.1 sq.m. (528 sq.ft.)

TOTAL: 91.2 sq.m. (981 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

**** EXCELLENT BUY-TO-LET INVESTMENT OPPORTUNITY – NO ONWARD CHAIN * FRESHLY DECORATED THROUGHOUT ** WELL-MAINTAINED PRIVATE REAR GARDEN ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Situated within the ever-popular Penilee locale, No. 144 Gleddoch Road offers itself as a fantastic family home, first-time purchase or buy to let investment opportunity with the added benefit of no onward chain.

To the front of the home is a multi-car driveway offering plentiful off-street parking. The family lounge and throughout boasts generous dimensions and fresh neutral décor, with a large double glazed window formation which floods the room with an abundance of natural sunlight.

The well-appointed kitchen houses ample storage in the form of wall and base mounted units paired with contrasting worktops. Integrated appliances include a 4-ring gas hob with electric oven/grill, and there is further space for freestanding appliances where desired. Completing the ground level is a fully tiled three-piece family bathroom comprising of a bathtub with overhead shower, W.C., and wash hand basin.

On to the upper level are three generously proportioned double bedrooms with Bedroom One featuring excellent in-built storage solutions in the form of sliding mirrored wardrobes.

To the rear is a well-maintained, extensive garden which is predominantly laid to lawn, the space is fully enclosed and perfect for children and pets alike. A well maintained communal close allows easy bin access.

This property is ideally situated for Ralston Primary, Lourdes Secondary School, and is a short drive from Glasgow Clyde College (Cardonald Campus). Park and ride facilities at Hillington West Train Station is close by and a regular train service will have you at Glasgow City Centre in 15 minutes. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Local shops are within a short walk from the property. The highly popular Silverburn Shopping Centre and Intu Braehead Shopping Centre are both less than a 15-minute drive which both offer a wider variety of shops and restaurants.

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We would highly recommend an early viewing. Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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