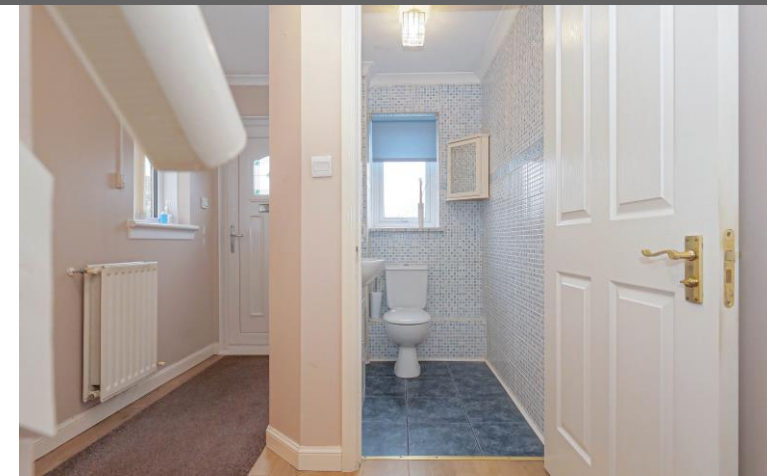




7 Whitworth Gate
Glasgow | G20 9JH

pattison&co

Offers Over £135,000



7 Whitworth Gate, Glasgow, G20 9JH

This is a charming 2 bed semi detached property situated within a quiet cul-de-sac in popular Ruchill area of Glasgow. The property enters by a bright and welcoming hallway giving access to all apartments. The living room benefits from laminate floor coverings, a large window allowing for maximum light exposure and feature fireplace. The living room leads to the kitchen / dining space and boasts wall and floor mounted cabinetry with feature mosaic tiling and space for white goods. The dining area looks out on to a wonderfully quaint decking area giving access to a tremendously large and south facing rear garden space. Additionally, the downstairs accommodation benefits from a WC. Bedroom 1 provides ample space for a double bed and comes complete with integrated wardrobes with mirrored sliding doors. Bedroom 2 also provides ample space for a double bed and benefits from integrated storage space. The family bathroom is tastefully decorated and comprises white sanitaryware with integrated storage and shower over bath. The attic space is a bonus space within the property and has been partially floored. The property specification includes gas central heating, UPVC double glazed windows, UPVC double glazed doors, residents parking and a large south facing rear garden space. All usual local amenities can be found on the nearby Maryhill Road, with Great Western Road and Byres Road being a short distance away, and which offer a wide selection of bars, shops and restaurants. Ruchill Park is a short walk from the property as is Possilpark & Parkhouse Railway Station connecting the property to the central belt with ease.



All room measurements are taken at the longest and widest points:-

Kitchen: 2.70m x 5.20m

Living Room: 4.40m x 4.21m

Downstairs WC: 1.90m x 1.20m

Bedroom 1: 2.80m x 4.20m

Bedroom 2: 3.71m x 2.60m

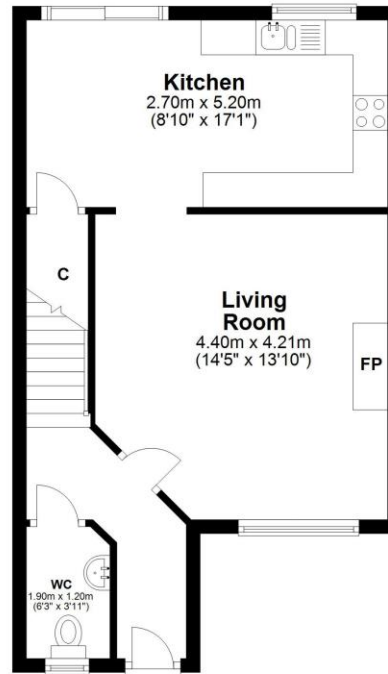
Bathroom: 2.00m x 2.30m

Attic: 6.20m x 5.20m

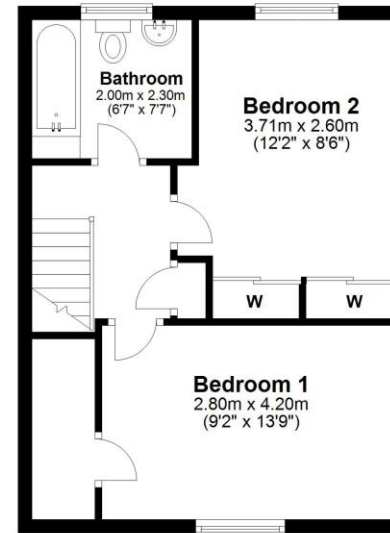


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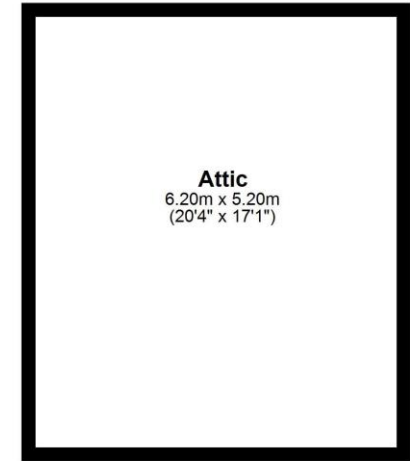
Ground Floor
Approx. 42.1 sq. metres (453.0 sq. feet)



First Floor
Approx. 37.5 sq. metres (403.4 sq. feet)



Second Floor
Approx. 32.3 sq. metres (347.5 sq. feet)



Total area: approx. 111.9 sq. metres (1203.9 sq. feet)

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C	75	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.