



320 Gladsmuir Road
Hillington | G52 2JY

pattison&co

Offers Over £85,000



320 Gladsmuir Road, Hillington, G52 2JY

This is a wonderfully well presented 3 bed lower cottage flat in the popular Hillington area of Glasgow. The property enters by a bright and welcoming hallway giving access to all apartments. The exceptionally spacious lounge is an enjoyable place to relax featuring neutral tones, dark wood laminate flooring and feature fireplace. The lounge leads to the kitchen which benefits from contemporary shaker style wall and floor mounted cabinetry with a continuation of neutral tones and to include touch electric hob, integrated oven, cooker hood, fridge/freezer and washing machine. Bedrooms 1, 2 and 3 all benefit from contemporary grey toned laminate flooring and neutral white walls and each provide ample space for a double bed and storage. Bedroom 3 also has the potential to be used as a dining room or an office space if desired. The family bathroom benefits from white three piece suite to include shower over bath, and modern full height white tiling. The property benefits from a wealth of natural light and the specification includes double glazing, gas combi boiler and exclusive areas of garden ground to the front and rear. The property is ideally located being only a short distance from Hillington Primary School and ever popular Braehead Shopping Centre. Further, Silverburn Shopping Centre is a short 10 minute drive away. Hillington East Train Station is within walking distance to the property and the nearby M8 motorway network connects to the remaining central belt with ease.



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

Hallway: 4.54m x 1.31m

Living Room: 3.70m x 4.71m

Kitchen: 2.14m x 2.15m

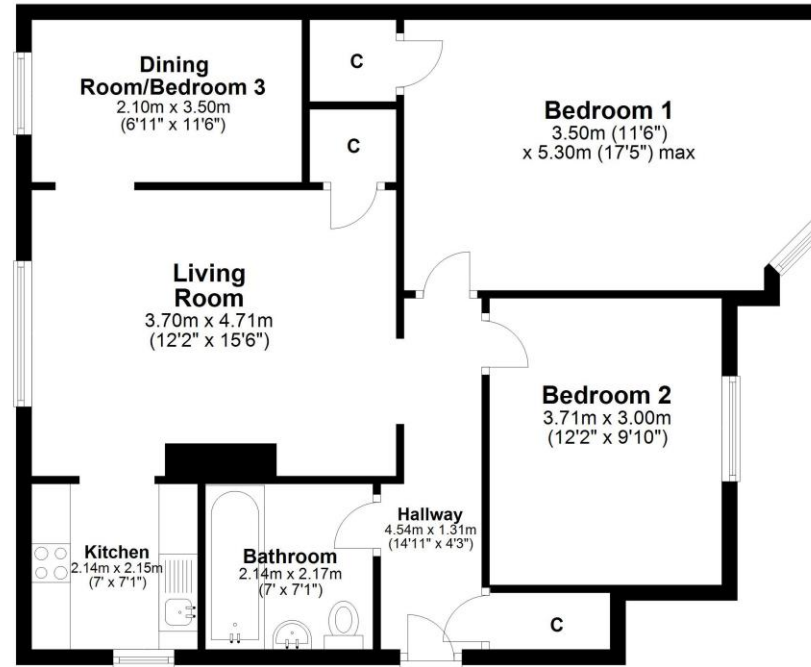
Bedroom 1: 3.50m x 5.30m

Bedroom 2: 3.71m x 3.00m

Bedroom 3: 2.10m x 3.50m

Bathroom: 2.14m x 2.17m

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Total area: approx. 69.0 sq. metres (742.5 sq. feet)

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75
55-68	D	67	
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.