



## 30 Merton Drive, Hillington, Glasgow, G52 2AT

Immaculately-Presented & Spacious, Two-Bedroom, Triple-Aspect, Lower Villa with Garden

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# Property Description

Immaculately presented and spacious, two-bedroom, triple-aspect, lower villa with a private garden. Located in an established residential area, in Hillington, to the southwest of Glasgow City Centre.

Comprises an entrance hallway, living room, dining room, kitchen, two double bedrooms, and a family-size bathroom.

Ready-to-move-in, with fresh light decor throughout, highlights include a stylish kitchen, a contemporary bathroom suite, and modern flooring throughout. In addition, there is gas central heating, double glazing, patio doors leading to the garden, and good storage including a walk-in store.

Externally, the property benefits from a private garden to the rear, with a lawn, a patio and a storage shed; with ample unrestricted parking to the front.

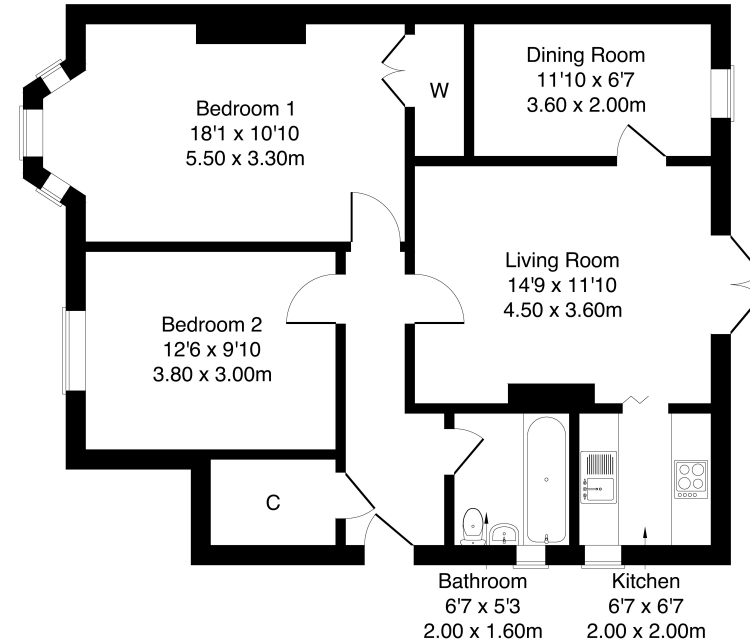
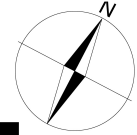
A welcoming entrance hall affords access throughout the majority of the property, including a generous walk-in storage cupboard. Set to the rear, with patio doors leading to the garden, a spacious living room has wood effect flooring, a fireplace and a central light fitting; whilst, set off, is a separate dining room finished in light decor. Also, set off the living room, a stylish kitchen is fitted with modern units, wood effect worktops, a tiled surround, a sink with a drainer, and an integrated oven and gas hob.

Bedroom one is set to the front, offering an exceptionally spacious room, with a bay window, light decor, wood effect flooring and a built-in wardrobe; whilst, a further well-finished bedroom, is set to the front, also with light decor and wood effect flooring. Completing the accommodation, the bathroom is fitted with a three-piece suite including an electric shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (786 sq ft - 73 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

South of the River Clyde, Hillington is an area to the west of Glasgow city centre, ideally placed for local amenities and travel connections. With a range of cafes, shops, and restaurants available locally, Braehead and Silverburn shopping centres are also within easy reach for more extensive facilities and shopping. The A761 and the M8 are easily accessible for connections to Paisley,

Centre, and beyond through the extended motorway network. Local services run throughout, with the area additionally served by two railway stations at Hillington East and West. There are also numerous parks, walkways and cycle paths in the area, as well as the nearby Bellahouston and Pollok Country Parks for open green spaces and outdoor recreation.









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