



**27 Hogganfield Street, Glasgow, G33 1DE**

Well-Presented Main-Door, Upper-Villa

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# Property Description

This well-presented, two-bedroom upper villa features its main door entrance and access to a shared garden. The property is located in Glasgow's Blackhill district, a primarily residential area just northeast of the city centre.

The accommodation comprises an entrance hallway with a stairway, a spacious living/dining room, a fitted kitchen, two double bedrooms, and a family bathroom.

Highlights include a fully integrated kitchen, a modern tiled bathroom, and contemporary flooring and lighting throughout. Additional features include gas central heating and double glazing. Selling property with a tenant in situ.

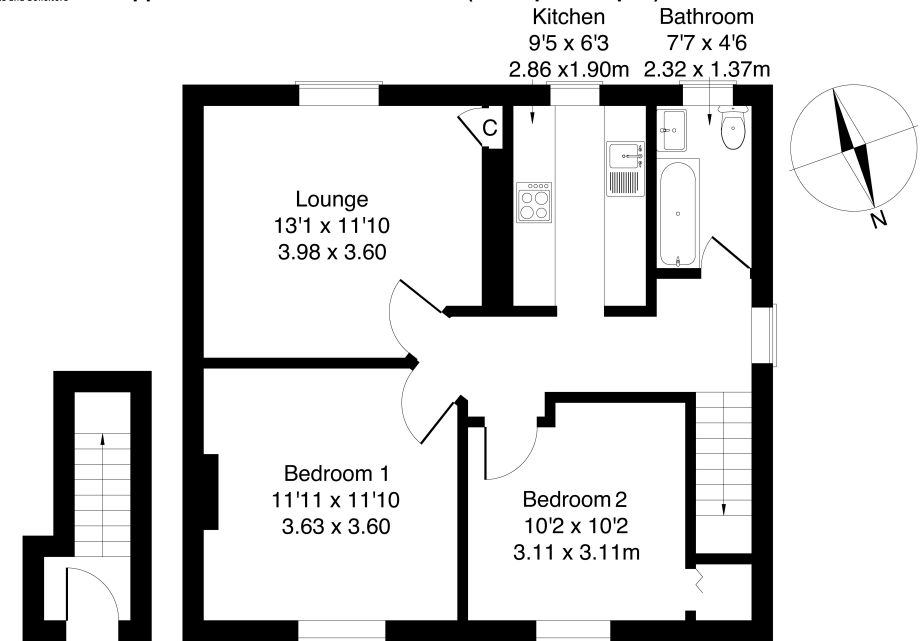
A welcoming entrance leads into the property, where carpeted stairs provide access to all rooms. The living room is located toward the rear and features contemporary wood-effect flooring, light décor, and a large window that allows plenty of natural light to fill the space. The kitchen is fitted with tiled-effect flooring, wood-effect countertops, a tiled splashback, a sink with drainer, an integrated oven and gas hob with a canopy extractor, and space for additional appliances.

Both bedrooms are finished with carpeted flooring and offer space for standalone furniture. Completing the property is a fully tiled family bathroom, comprising a three-piece suite with an electric shower over the bath.



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**Approximate Gross Internal Area: (656 sq ft -61sq m.)**



**Ground Floor**

**First Floor**

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

# Area Description

North of the River Clyde, Blackhill is ideally positioned northeast of Glasgow city centre, offering convenient access to local amenities and strong transport links. The area is within easy reach of Glasgow Royal Infirmary, the Universities, and all the shops, entertainment, and services of the city centre, making it a well-placed residential neighbourhood. Education is available at all levels, and nearby Royston provides a wide choice of supermarkets, including Costco, Lidl,

and Tesco. The area is also well served by green spaces, such as Hogganfield Park, Seven Lochs Wetland Park, Alexandra Park, Robroyston Park, and the historic Glasgow Necropolis. Excellent connections via Alexandra Parade railway station and proximity to the M8 and M80 motorways ensure fast and straightforward travel across Glasgow and the wider central belt.







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