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135 Dryburn Avenue, Hillington, Glasgow, G52 2AL

Beautifully-Presented Two Bedroom Upper Villa

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Property Description

Beautifully-presented, two bedroom, upper villa with a private garden and large usable loft. Set on a residential street, the property is located in Hillington, to the west of Glasgow city centre.

Comprises: an entrance stairway, hall, living room, kitchen, utility room, two double bedrooms, a shower room, and a floored loft with power and lighting.

Highlights include contemporary lighting and flooring, a modern fitted kitchen and shower suite, and good storage provision including in the eaves. In addition, there is uPVC double glazing, Hive controlled gas central heating, TV and telephone points.

Externally, there is a fully wood-decked private rear garden and a timber shed, with ample on-street parking to the front and on surrounding streets.

The property is accessed via its own door, and opens into the entrance hall which has 18mm hardwood flooring. Set overlooking the rear garden, the living room offers coving, recessed spot lighting, and has room for lounge and dining furniture.

Off the lounge, the kitchen is fitted with sleek modern units, stone-effect worktops and a matching surround, unit downlighting, and a stainless steel sink with a pull out tap. Appliances include a freestanding fridge, freezer, dishwasher, and an integrated oven, microwave, and an induction hob. To the other side of the lounge, a sizeable utility room offers a sink, fitted wall and base units, and a freestanding freezer and washing machine.

The two double bedrooms are set towards the front, both with hardwood flooring, feature spot lighting, and built-in wardrobes. Generous bedroom one also offers a bay window, excellent additional built-in storage, and grants access to the spacious loft with carpeted flooring and velux-style windows.

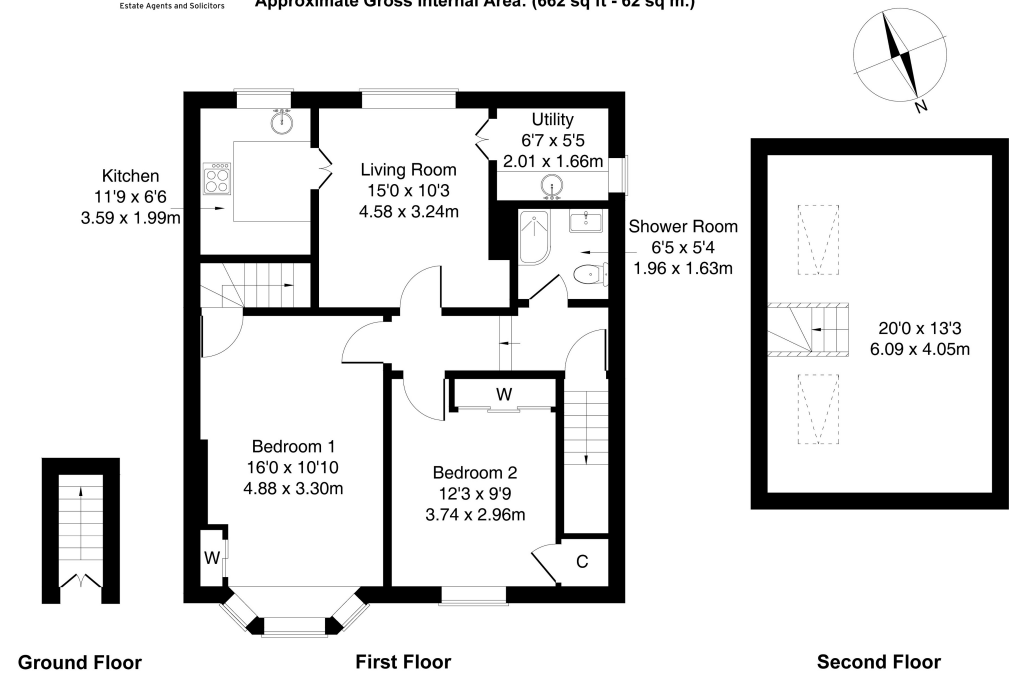
Completing the accommodation, the bright shower room consists of a fitted suite, a corner mains shower cubicle, and tiled flooring and splashwalls.

A Virtual 360 Tour is available online.

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Approximate Gross Internal Area: (662 sq ft - 62 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,

Glasgow City 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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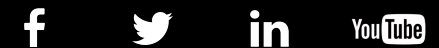
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