



25 Lockhart Street, Germiston, Glasgow, G21 2AP

Light & Well-Presented, Two Bedroom, Upper Villa

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Property Description

Light and well-presented, south-facing two-bedroom, traditional upper villa with gardens, located in the popular Germiston area, lying just north-east of Glasgow city centre.

Comprises: an entrance hall and stairway, hall, living room, kitchen, dining room, two double bedrooms, and a bathroom.

Highlights include a large converted attic space with a spiral staircase, a modern fitted kitchen, and a bright bathroom. In addition, there is extensive hardwood flooring and contemporary spot lighting, gas central heating, double glazing, and multiple TV points. Externally, there is private a plot of the garden including a patio deck and store shed to the rear, and a well-maintained shared drying green.

An entrance hall with wood flooring opens to the stairway leading up to the main hall and is illuminated with LED feature lighting. A side aspect window offers natural light for the main hall, which gives access throughout the living spaces and bedrooms.

South-facing, the bright living room features wood flooring and recessed spot lighting, and gives further access to the flexible second bedroom, which has a spiral staircase to the upper level where there is superb storage provided by floored loft rooms with wood-effect flooring, skylight windows, and eaves spaces to the rear.

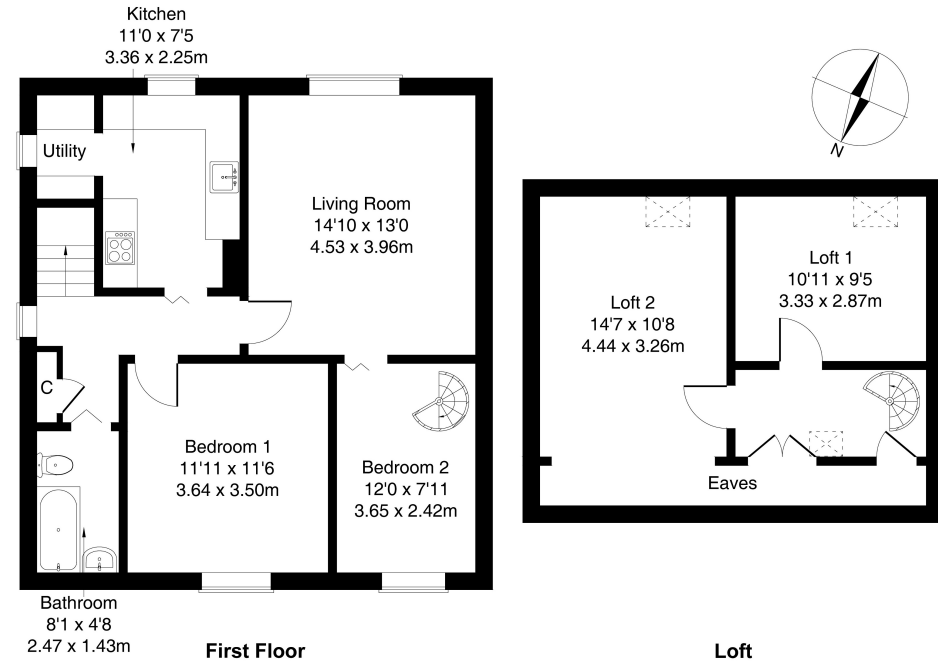
Also front-facing, the fitted kitchen includes wood-effect worktops with a tiled surround, a sink with drainer, and an integrated fridge/freezer, oven, and gas hob with a canopy above.

Rear-facing is the main double bedroom, quietly overlooking the gardens and featuring wood flooring and spot lighting. The bathroom is fitted with a modern suite, including a shower unit over a half-size bath, a ladder-style radiator and tiled splash walls.



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Approximate Gross Internal Area: (1012 sq ft - 94 sq m.)



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, the area of Germiston is conveniently located northeast of Glasgow city centre, with local amenities and good transport connections. Within easy travelling distance to Glasgow Royal Infirmary, the Universities, and all the attractions and facilities of the city centre, the area is well situated and is primarily a residential area. With schooling provided for at all levels, there is an excellent range of supermarkets available,

including a Costco, Lidl, and Tesco nearby. Several large parks, golf courses, and open green spaces can be found close by, including Seven Lochs Wetland Park, Robroyston Park, as well as the well-known Glasgow Necropolis. Proximity to Barnhill railway station and the M8/M80 make for rapid and easy connections to the city centre and throughout the central belt via the wider motorway network.





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