




66 Talbot Terrace, Scotstounhill, Glasgow, G13 3RX

Spacious & Immaculately Presented, Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Spacious and immaculately presented, three-bedroom, traditional semi-detached family home, with a private garden and driveway. Located in a quiet and desirable residential area, in Scotstounhill, west of Glasgow city centre. Comprises an entrance hall, an open-plan living/dining room and kitchen, a utility room, three double bedrooms, a family bathroom, and a ground-floor shower room.

Well-finished throughout, with tasteful decor, highlights include a quality integrated kitchen, modern bathroom suites, extensive contemporary flooring, and a bay window for the dining/kitchen area. Further features include gas central heating throughout, electric underfloor heating in the living/dining/kitchen area, double-glazing, and excellent storage provision with multiple store cupboards.

This generous plot benefits from a southerly-facing front garden with a lawn, privacy hedging and a gated driveway; whilst a rear garden includes a lawn, a gravelled patio area and a store shed.

A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and throughout the ground floor, including two built-in store cupboards. Enjoying a dual-aspect allowing plentiful natural light, an open-plan living/dining room and kitchen features wood effect flooring continuing from the hall, a central light fitting for the lounge, spotlighting for the dining/kitchen area, and a contemporary pendant light over the breakfast table/island. The stylish kitchen is fitted with modern units and worktops, a splashback surround, a sink; and an integrated fridge/freezer, oven and gas hob.

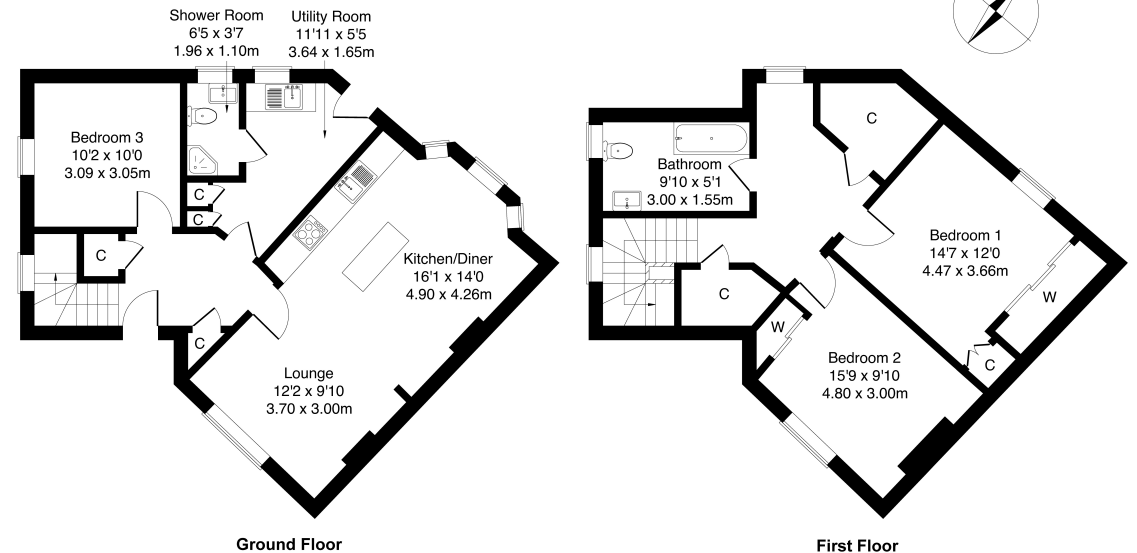
A separate utility room is fitted with units, stone effect worktops and a sink with a drainer, and offers space for freestanding appliances; whilst affording access to the rear garden. A stylish shower room is set off the utility room, fitted with a modern suite including a rainfall shower, full-height tiled splash walls, and a ladder-style radiator. Completing the ground floor, a flexible bedroom offers a generous room for freestanding furnishing.

On the upper floor, there are two more built-in cupboards; whilst two bright double bedrooms are set to opposite aspects, similarly well-sized and finished, featuring carpeted flooring and built-in wardrobes with mirror sliding doors, with bedroom one including a further built-in wardrobe/cupboard. Completing the first floor, a stylish family bathroom is fitted with a modern suite including partially tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (1238 sq ft - 115 sq 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

Scotstounhill is an area to the west of Glasgow city centre, north of the River Clyde, and ideally placed for local amenities and travel connections. With a range of shops and facilities available locally, including at Knightswood Shopping Centre, more extensive shopping, restaurants, and recreational opportunities are available at the Byres Road area as well as the nearby Braehead and Silverburn shopping centres. Benefitting from close proximity

to Scotstounhill railway station, the Clyde Tunnel, A814, and the M8 are also easily accessible for connections to Glasgow City Centre, Glasgow Airport, and further afield via the extended motorway network. There are also numerous parks, walkways and cycle paths in the area, as well as the Knightswood Golf Course and Park for open green spaces and outdoor recreation.





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