



Property Description

Beautifully-presented, two bedroom upper villa with a private garden. Set on a quiet residential street, the property is located in the Old Pollok area, to the southwest of Glasgow city centre.

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

Features include timber framed double glazing, gas central heating, a fitted kitchen, and good storage provision including a partially floored attic. Further features include contemporary flooring and décor, enclosed rear and side gardens with decking, with ample on-street parking to the front and on the surrounding streets.

Accessed via its own main door to the front, a stairway leads up to the bright carpeted hall which serves every room and has a storage cupboard and the access hatch to the loft. Set to the front, the light and spacious living room features laminate flooring, coving, plenty of natural light from the large windows, and offers space for both lounge and dining furniture.

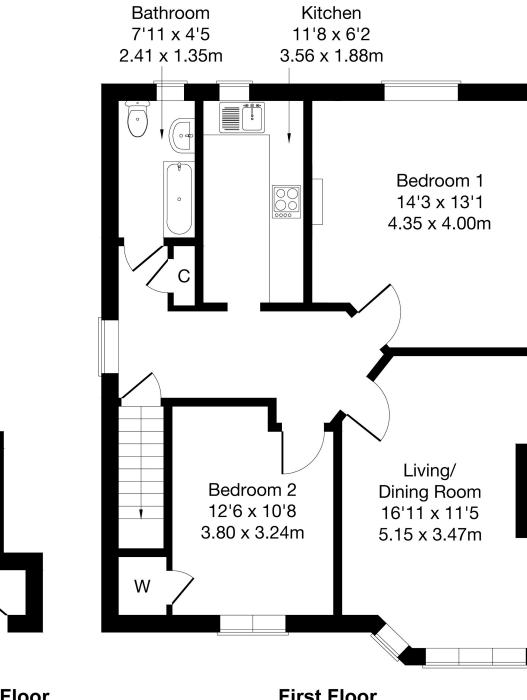
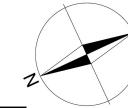
The well-proportioned kitchen is set to the rear, and is fitted with contemporary wall and base units with stone-effect worktops, a stainless steel sink, and tiled walls. Appliances include an integrated ceramic hob and electric oven, with space for further freestanding white goods.

Generously-sized bedroom one overlooks the rear garden, and includes wood-effect laminate flooring, two wardrobes, and a feature fireplace with inset tiling, while bedroom two is similarly well finished, with a built-in wardrobe and ample space for freestanding bedroom furniture.

Completing the accommodation, the fully-tiled bathroom is fitted with a modern white three-piece suite with a mains rainfall showerhead over the bath and a ladder radiator.

mov⁸ 175 Neilsland Oval, Old Pollok, Glasgow
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Approximate Gross Internal Area: (775 sq ft - 72 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

Pollok is a largely residential area southwest of Glasgow city centre with a mixture of different housing styles. The area is home to Silverburn Centre, one of Glasgow's major indoor retail complexes, and has a good variety of amenities and facilities available locally. With easy access to the M77 and the M8 for commuters, as well as good local services, Pollok is close to a number of

different railway stations for further onward travel and is well-placed for travel into Glasgow city centre or into Paisley. For outdoor pursuits, there are numerous walks and cycle paths, including the Levern Water, Brock Burn, and White Cart Water, as well as the open green spaces of Pollok Country Park and Bellahouston Park, also nearby.





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0345 646 0208
sales@mov8realestate.com
www.mov8.com
Head Office
6 Redheughs Rigg, Edinburgh, EH12 9DQ
Glasgow Office
77 Renfrew Street, Glasgow, G2 3BZ



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