



2089 Great Western Road, Knightswood  
**Offers Over £179,000**  
2 BED SEMI-DETACHED HOUSE



 **McHugh**  
Estate Agents





## Features

2 Bedrooms

Semi-detached villa

Renovation completed Oct 2023

New Kitchen with appliances

New Fully Tiled Bathroom

New internal doors, flooring and decor

Large Lounge with Bay Window

Multi-car driveway

South facing rear garden

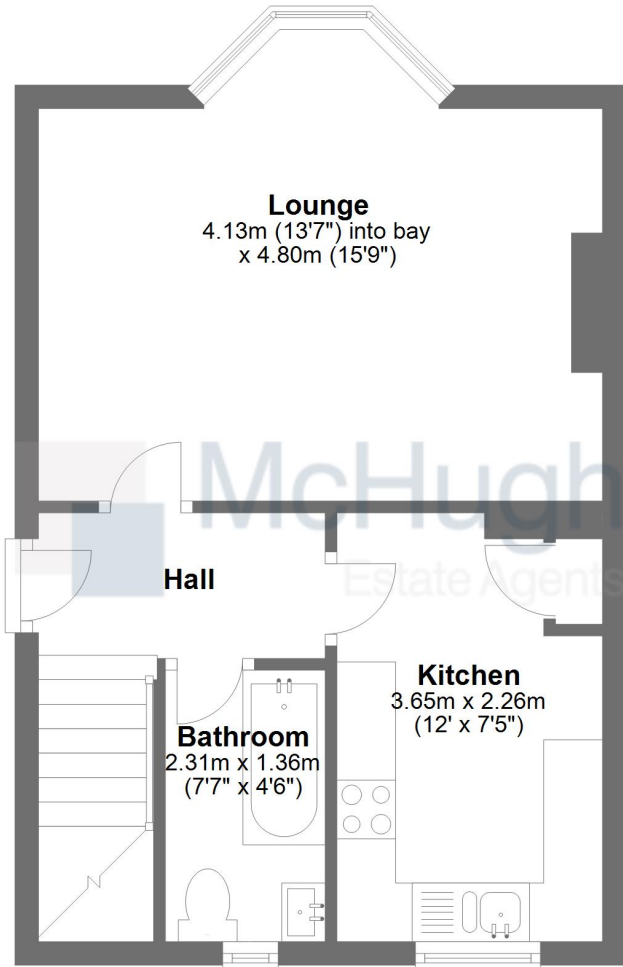
Sought after Knightswood location

## 2 BED SEMI-DETACHED HOUSE

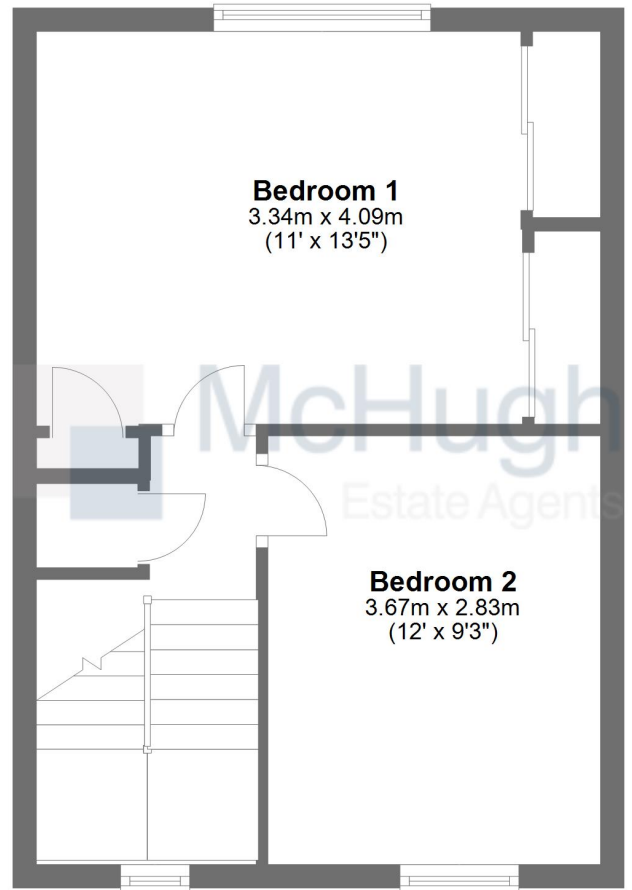


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## Ground Floor



## First Floor



This floorplan has been created for guidance purposes only.  
Plan produced using PlanUp.

# 2089 Great Western Road, Knightswood

Rarely available on the open market, this superb 2 bedroom semi-detached villa provides newly modernised family accommodation with generous gardens and driveway parking. The property has undergone a significant modernisation programme in recent months and will be of particular appeal to buyers looking for a long term family home. Features include a stylish integrated kitchen, a fabulous fully tiled bathroom, new internal doors throughout and fresh decor and flooring throughout.

## Accommodation

Access to the property is via a side door, which opens into the impressive hallway. To the front of the house is a generous, bay window lounge which can accommodate a dining area if required and features a focal point Italian marble fireplace with an electric stove. The newly fitted kitchen is finished in a charcoal shaker style units with contrasting white worktops and comes with an electric oven, gas hob and an integrated washing machine (all brand new). Also on the floor is the superb bathroom which has marble tiling, waterfall taps, a white 3 piece vanity suite and an electric shower with a contemporary Crittall style glass screen.

On the upper floor there is a bright landing with an inbuilt storage cupboard. The main bedroom is an exceptionally spacious room to the front, enjoying open outlooks and benefitting from a wall of newly installed mirror door wardrobes. Bedroom 2 is a well presented double room with views over the garden at the rear. A ceiling hatch and pull-down ladder on the landing provide access to the attic storage space.

## Heating and Glazing

The property has gas central heating (Potterton combi boiler) and full double glazing.

## Gardens

The front garden is enclosed by neat hedging and is mainly laid to lawn. There is a multi-car driveway to the side of the property. The South facing rear garden provides a large, level lawn and paved patio. There is a timber storage hut in situ.

## Location

2089 Great Western Road is well positioned for access to schools, shops and public transport. The property is conveniently situated for easy access to Glasgow's West End and City Centre, Erskine Bridge and Loch Lomond.

SAT NAV ref - G13 2XX

## Dimensions

Lounge  
4.13m x 4.80m

Kitchen  
3.65m x 2.26m

Bathroom  
2.31m x 1.36m

Bedroom 1  
3.34m x 4.08m

Bedroom 2  
3.67m x 2.83m





Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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