



**A Stunning Level Living Lower Conversion with Private Gardens and Driveway. Set on the edge of Sandyhills Golf Club. 8 Seater formal dining room, utility, WC and large bathroom. 3 Bedrooms, 2 public rooms. Must be seen!**

**Offers Over £270,000**

Freehold | A Very Rarely Available Ground Floor Blonde Sandstone





A Very Rarely Available Ground Floor Lower Conversion Within Blonde Sandstone Building Dating Back To Mid-1800s With 3 Bedrooms, 2 Public Rooms, Excellent Potential, Viewing Advised.

#### ENTRANCE VESTIBULE

Entrance vestibule entered via traditional timber and glazed doors, with ceramic floor tiling. Entrance vestibule gives access to main entrance hallway via timber and glazed door with diamond cut glazed insert. Bright broad and spacious entrance hallway with original coving. Access from here is given to all main apartments.

#### FORMAL LOUNGE

Formal lounge faces side with large walk-in double glazed bay window, exceptional size lounge with feature marble and granite fire surround and hearth, wall mounted uplighters.

#### FORMAL DINING ROOM

Formal dining room has space for eight-seater dining table and chairs, with carpeting, light décor, side facing double glazed window, access from here is given to kitchen via timber and glazed doors.

#### KITCHEN

The kitchen has ceramic floor tiling, space for dining table and chairs, a range of floor and wall mounted units, ample work surface area, integrated appliances, access from here is given to rear hallway which then in turn gives access to utility room and WC.

#### SITTING ROOM/BEDROOM 3

Has carpeting, light décor, rear facing double glazed window, able to accommodate double bed if required or lounge suite.

#### MASTER BEDROOM

Master bedroom faces front with a range of inbuilt wardrobe storage, port homestyle window, carpeting, modern décor, front facing double glazed window.

#### BEDROOM 2

Bedroom 2 also faces front with large walk-in double glazed bay window, a range of inbuilt storage.

#### BATHROOM

The family bathroom has a 4 piece suite comprising low flush WC, vanity mounted wash hand basin, fitted mirror, corner bath, walk-in shower cubicle.

#### GARDENS

The property sits within a mix of private communal gardens to side and rear including multicar driveway.



Tenure: Freehold

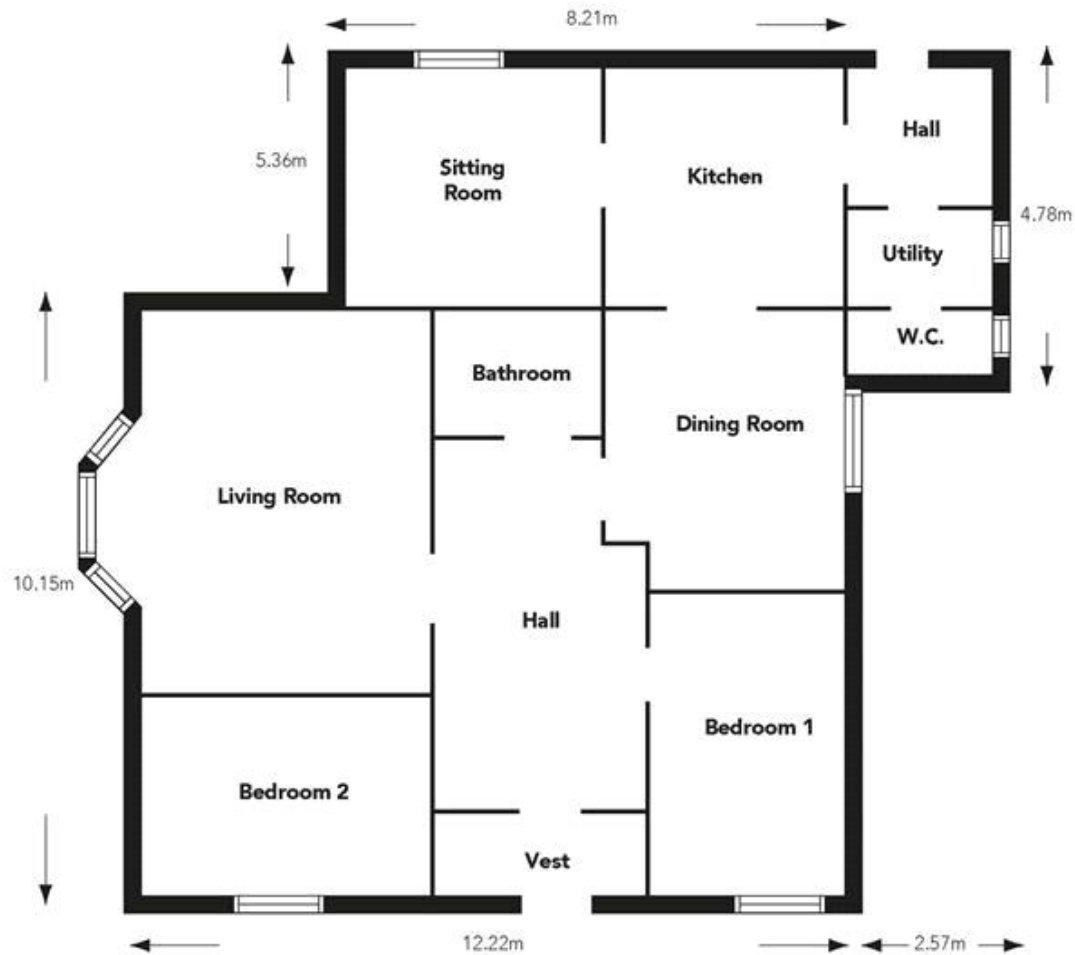
- Close to local amenities
- excellent storage



- Communal and Private Gardens
- Double Glazing

- family bathroom





Floorplans are indicative only - not to scale

Produced by Plushplans 

Viewing by appointment only  
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.