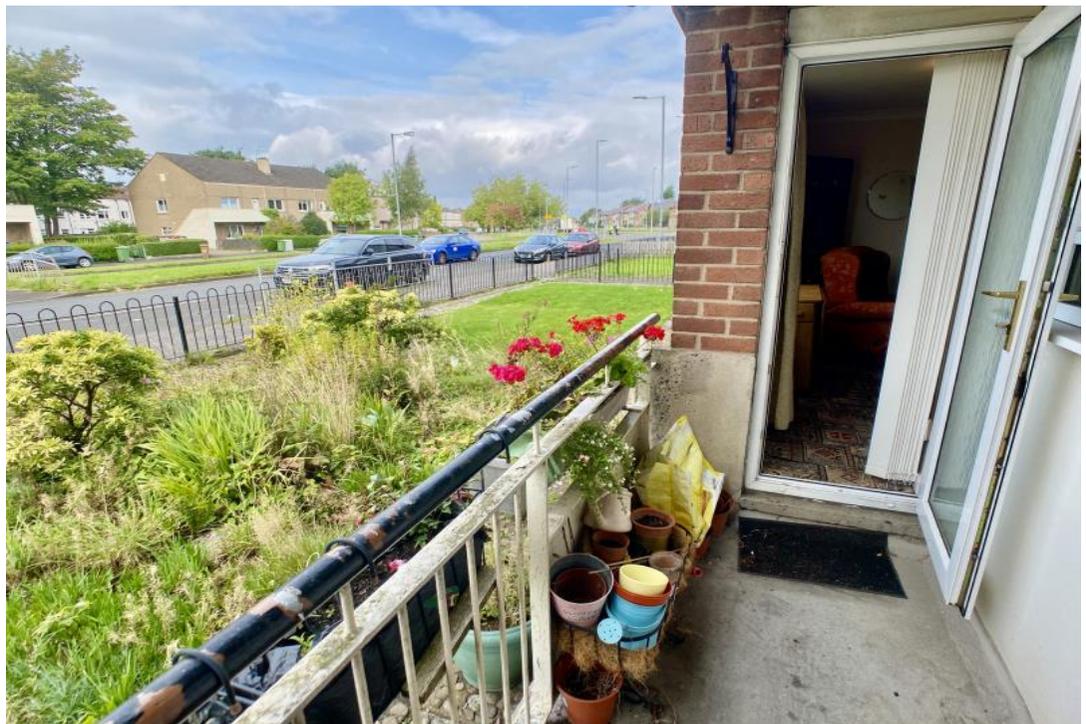
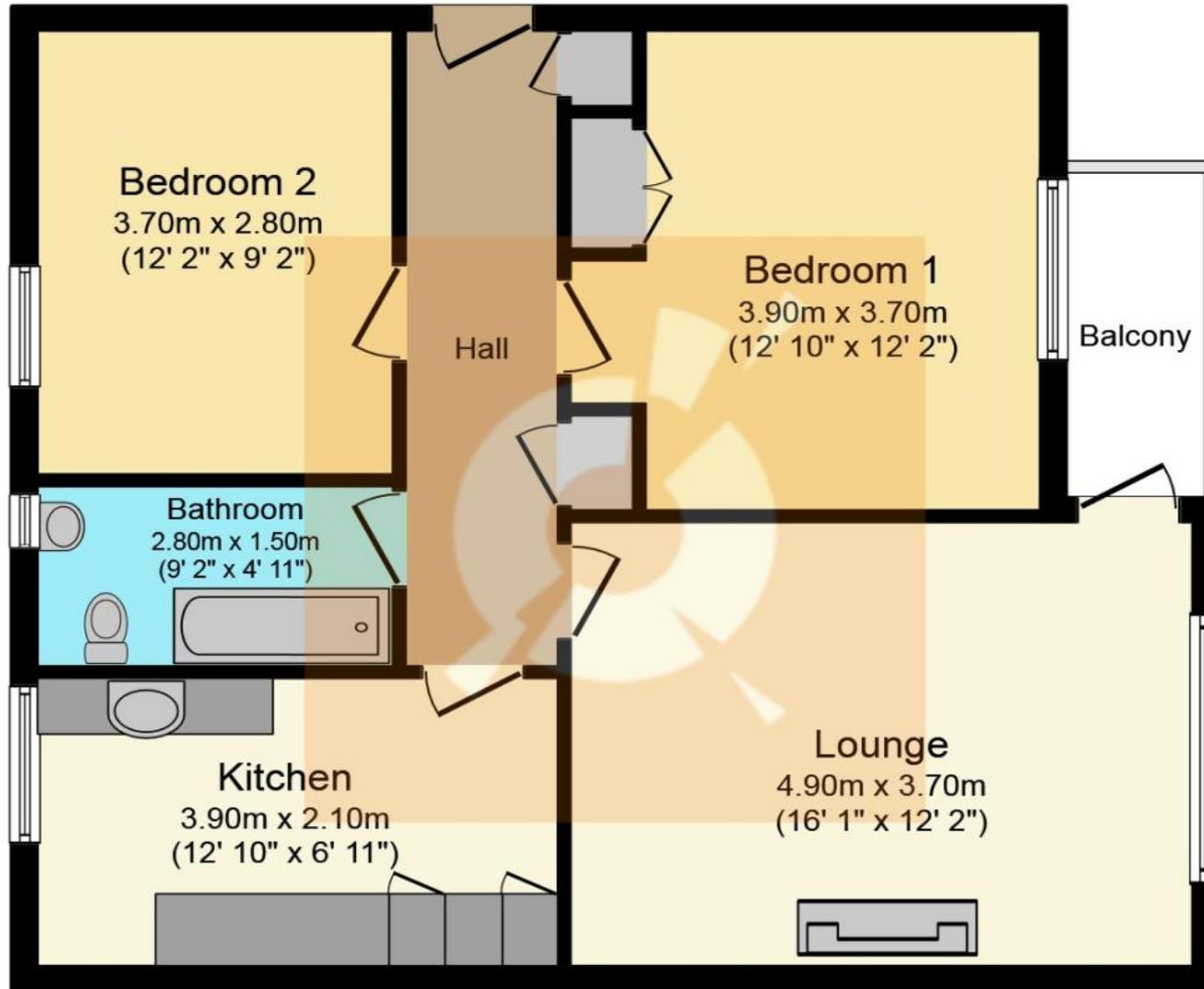




200 Flat 0/1 Sandwood Road, Hillington

Offers Over £58,000





## Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

**\*EXCELLENT FIRST TIME BUY OR INVESTMENT OPPORTUNITY\*** Boom are delighted to present to the market this charming 2 bedroom ground floor property. An ideal first time buy, investment opportunity or for those wishing to downsize. **VIEW IN PERSON OR ONLINE.** Please call your local estate agents, The Property Boom, for more details.

Welcome to 200 Sandwood Road and this great 2-bedroom ground floor flat. This property would be perfect for a first-time purchaser, those downsizing or as an investment opportunity.

The spacious family lounge is awash with natural light from double-glazed window and door formations and an focal point fireplace with gas fire fills the room with a lovely warmth, perfect for those cosy nights in. The lounge further benefits from a door leading out to a useful veranda.

The sunny kitchen is extremely functional with various wall to floor mounted units and contrasting worksurface. There is a stainless-steel sink with chrome taps and drainer and various built-in cupboards can be found, providing excellent storage solutions.

This property contains two generously proportioned double bedrooms with the master bedroom being wonderfully complimented with built-in storage.

The bathroom comprises of a three-piece, white-glazed suite to include a bath, w.c. and wash-hand-basin. Again, the double-glazed window formation allows lots of natural light.

Externally, to the rear of the property is a shared drying green and to the front is a fenced garden with paved border.

The property could benefit from an element of modernization and this is reflected in the competitive asking price.

Park and ride facilities at Hillington East Station and Hillington West Station are both less than a three-minute drive and a regular train service will have you at Glasgow City Centre in under 15 minutes. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Hillington Industrial Estate is just a short drive from this property. Hillington offers a wide variety of amenities. The highly popular Silverburn Shopping Centre is a 10-minute drive and Intu Braehead Shopping Centre is also a 10-minute drive which both offer a wider variety of shops and restaurants.

Early viewing of this property is advised to fully appreciate the potential of this wonderful property. Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

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