



TWO BEDROOM SEMI  
DETACHED VILLA

FRONT AND REAR GARDENS

GAS CENTRAL HEATING

POPULAR LOCATION

Knightsbridge Street, Glasgow, G13 2YN

EVE Property are proud to present to the open sales market a lovely two bedroom semi-detached villa in the highly coveted Knightsbridge Street, Knightswood. Positioned in a peaceful enclave with little passing traffic, this particular property will be of significant appeal to those looking to settle in the area and, as such, we anticipate plentiful interest - call our friendly sales team today to schedule your personal viewing appointment!

Offers Over £149,995





## Property Description

Nestled amongst similar style residential houses, number 62 has been lovingly cared for throughout the vendors' period of ownership and now provides an open canvas for incoming purchasers to fashion a beautiful abode that reflects their own tastes. Generously proportioned and set within a large footprint, there is a broad wealth of transport options, amenities, dining and shopping, all within close proximity making for the best of both worlds.

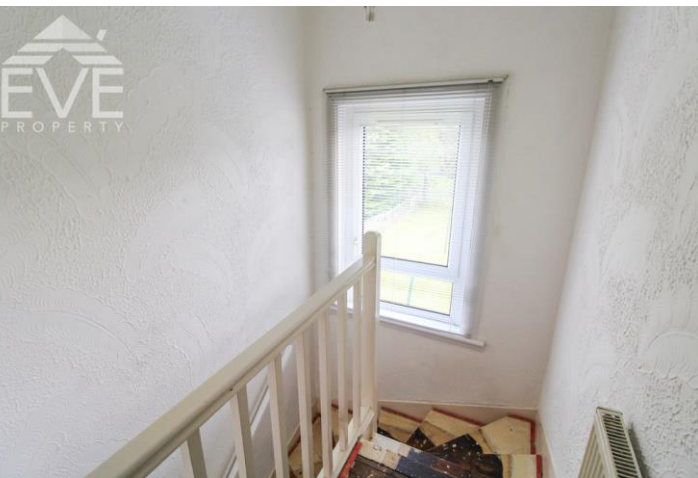
Ingress is through the private front gardens to side access, with a solid semi-glaze upvc rosewood door providing entry to the lower hallway and all apartments off. To the front, the living room is light and bright with a large triplicate bay window formation affording open aspects and bathing the space with lucent sunshine. A living flame gas fire with white marble mantle and hearth bestows a lovely warmth, with feature gold wallpaper and brass chandelier style lighting further elevating the homely look and feel of the space. There is capacity for modern furnishing to include a dining suite if desired making this room perfect for relaxing, dining or entertaining.



To the rear, the kitchen borders the large gardens - there is scope to extend the property to enlarge the living/ dining options, subject to gaining necessary local authority consents. There is space and servicing to house a modern, fully equipped selection of cabinetry to suit the new owners.

A fully tiled shower room in crisp white with pinewood dressings contains a corner enclosure with electric power shower over, vanity sink with storage and low flush w.c. Ceramic floor tiling ensures ease of maintenance and gives a linear look and finish.





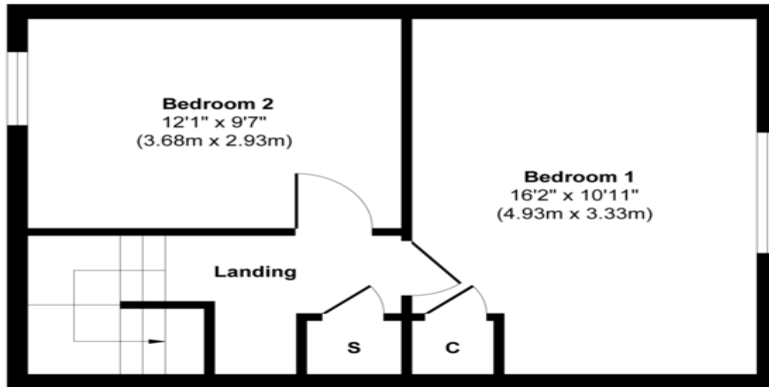
Upstairs, the two double bedrooms enjoy views of the front and rear gardens, with the master having the advantage of a walk-in storage cupboard. Both are generously dimensioned and provide tranquil sanctuary after a busy day.

Completing the accommodation, the rear gardens are fully enclosed, with mature hedging and steel fencing affording added privacy and security. Laid mainly to lawn, there is a drying green and small patio area.

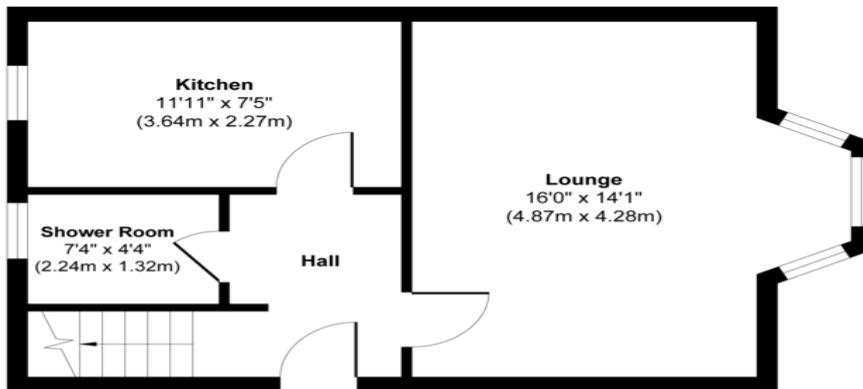
It's clear to see that number 62 Knightsbridge Street has been enjoyed as a family home for a number of years, with quality fixtures and fittings as standard and care and attention imbued throughout - there is now a fabulous opportunity for new owners to make this their lovely new home to enjoy as the current owners clearly have!

Knightsbridge Street, Glasgow is centrally located off Great Western Road, Glasgow. It is within a short distance to local shops and supermarkets with Great Western Retail Park a short drive away. Road links to Clydeside Expressway, Clyde Tunnel, Glasgow Airport and M8 motorway network are within a short distance. Local bus routes from this area run to Glasgow City Centre.

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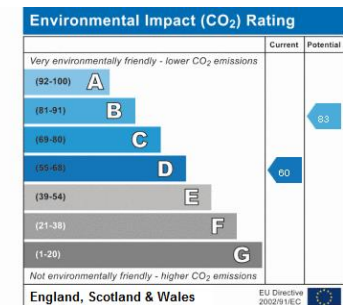
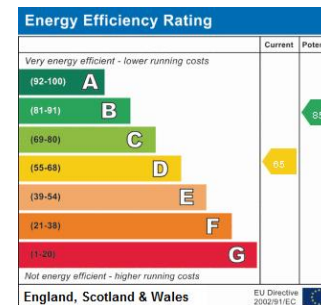


**First Floor**  
Approximate Floor Area  
372 sq. ft  
(34.58 sq. m)



**Ground Floor**  
Approximate Floor Area  
388 sq. ft  
(36.13 sq. m)

**Approx. Gross Internal Floor Area 760 sq. ft / 70.71 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements