

18 Sandwood Road

GLASGOW, G52 2PW



*FIVE BEDROOM SEMI-DETACHED FAMILY HOME
WITH REAR EXTENSION, LOFT CONVERSION AND
CONVERTED DOUBLE GARAGE*



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www.mcewanfraserlegal.co.uk

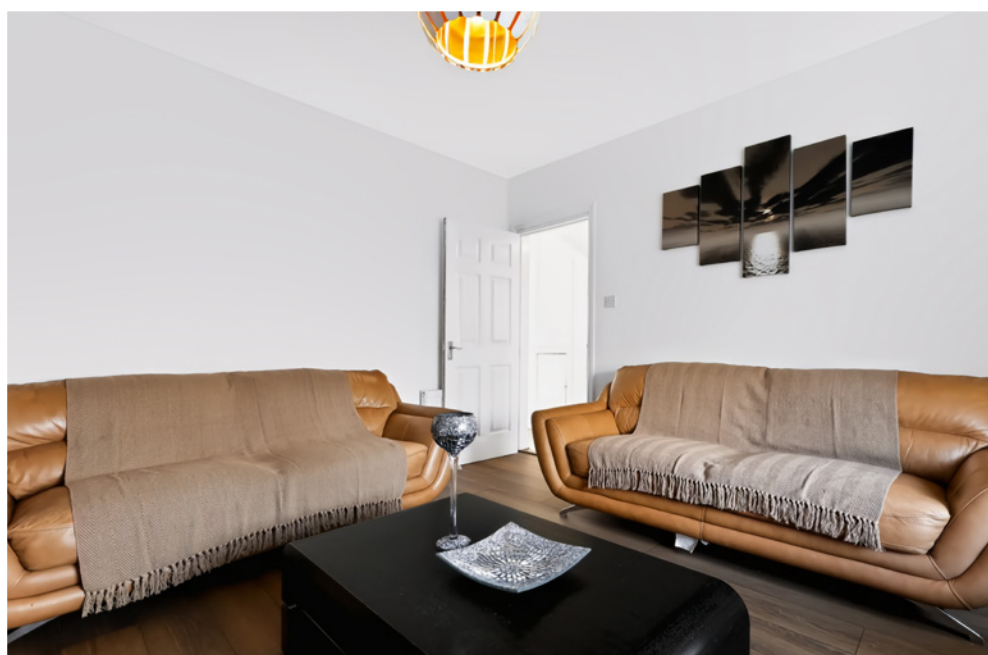


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McEwan Fraser Legal is delighted to present this exceptional five bedroom semi detached home is brought to market in truly immaculate condition and offers the perfect setting for family life.

Step through the front door and the living room sits immediately to your left, a bright and generously sized room with a bay window and a wonderfully serene feel.





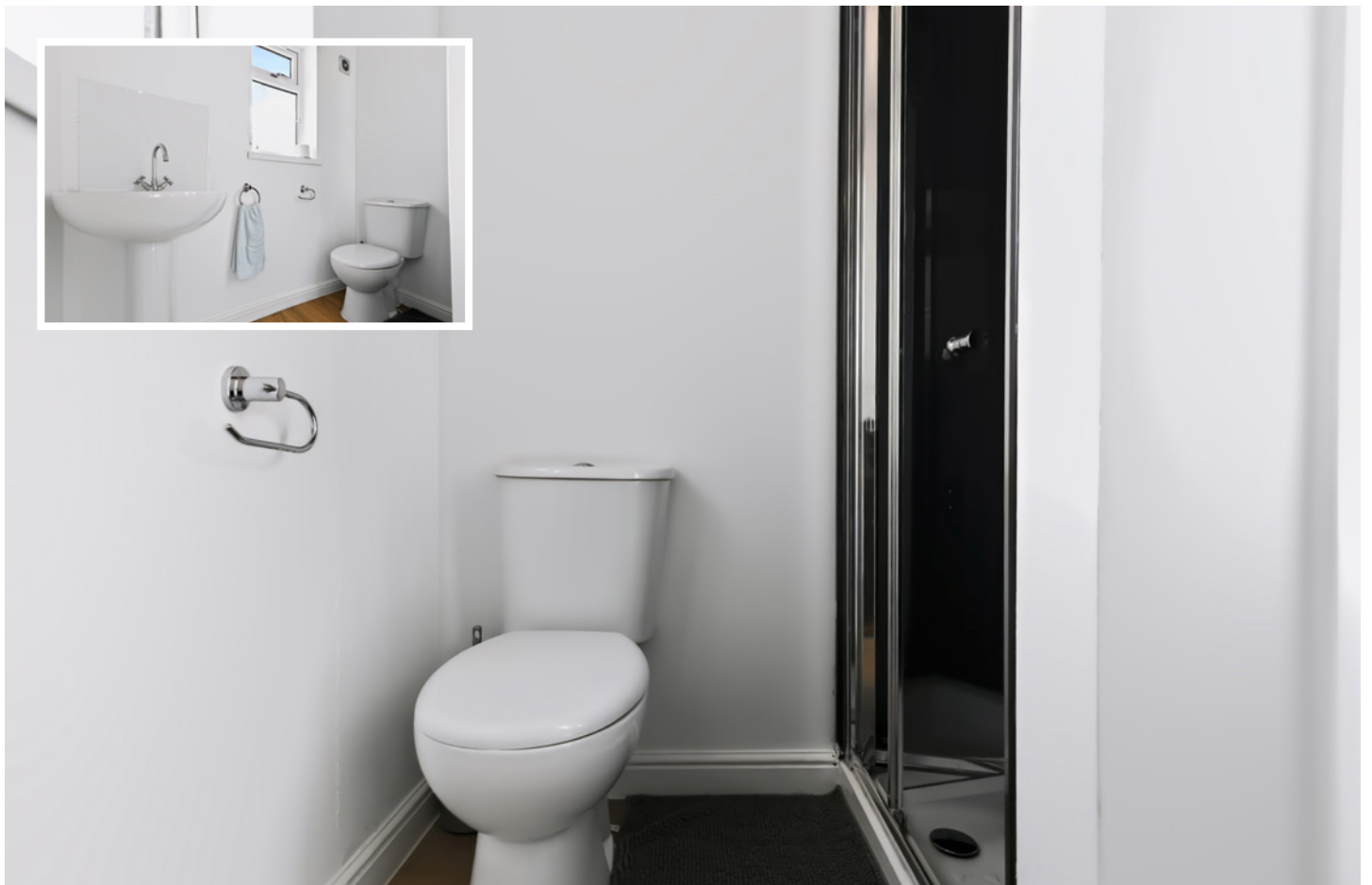
From here you move through to the open plan kitchen and dining room, made possible by the single storey extension to the rear, where double doors lead straight out to the garden.







Where the original kitchen once stood, you'll now find a handy utility room, which in turn leads through to a three-piece bathroom suite complete with shower.



Upstairs are three double bedrooms, two of which benefit from fitted wardrobes, and all offering ample floor space for a double bed plus freestanding furniture. A second three-piece bathroom suite serves this floor, this time with a shower over the bath, and it is immaculate throughout, having been newly installed. Above this, the loft conversion delivers two further bedrooms at the very top of the house, adding fantastic extra space and versatility.



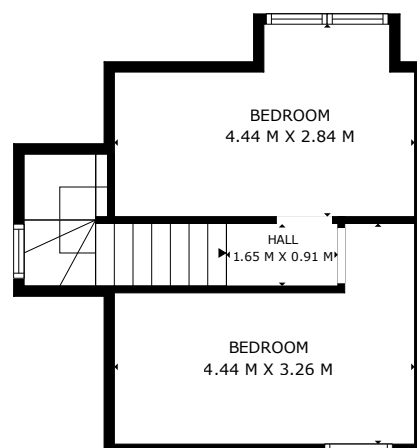
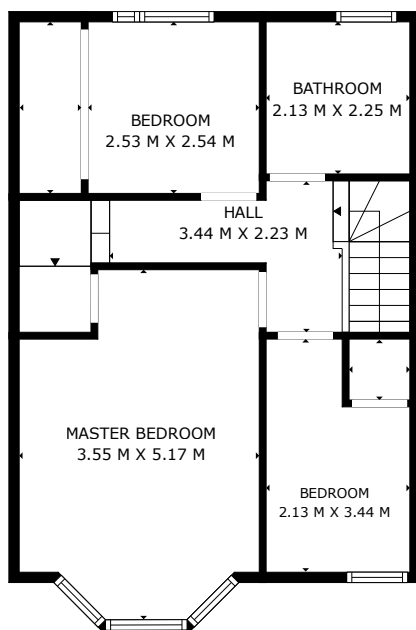
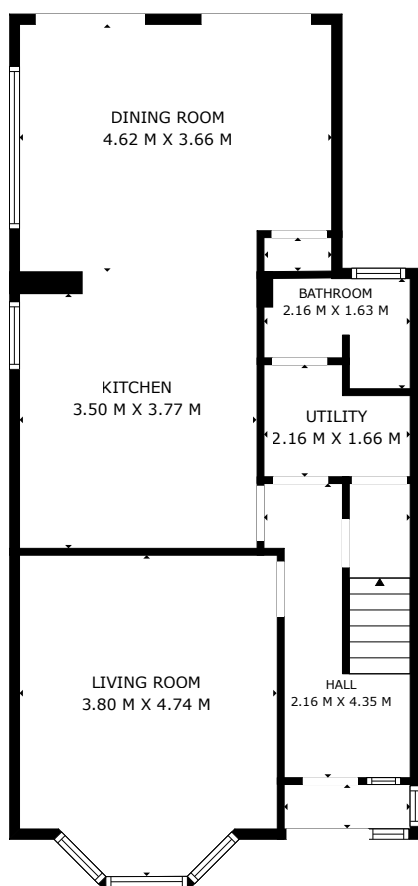












Gross internal floor area (m²): 124m²

EPC Rating: D

Outside to the rear is a large, low-maintenance garden combining stone and decking for easy upkeep. The detached double garage has been thoughtfully converted into a home office and gym space, and could just as easily be transformed to suit whatever your family needs. To the front, a double driveway provides ample off-street parking and extends around to the side of the property.

A rare opportunity to secure a home that has already done the hard work of extending and converting, all finished to an immaculate standard throughout.





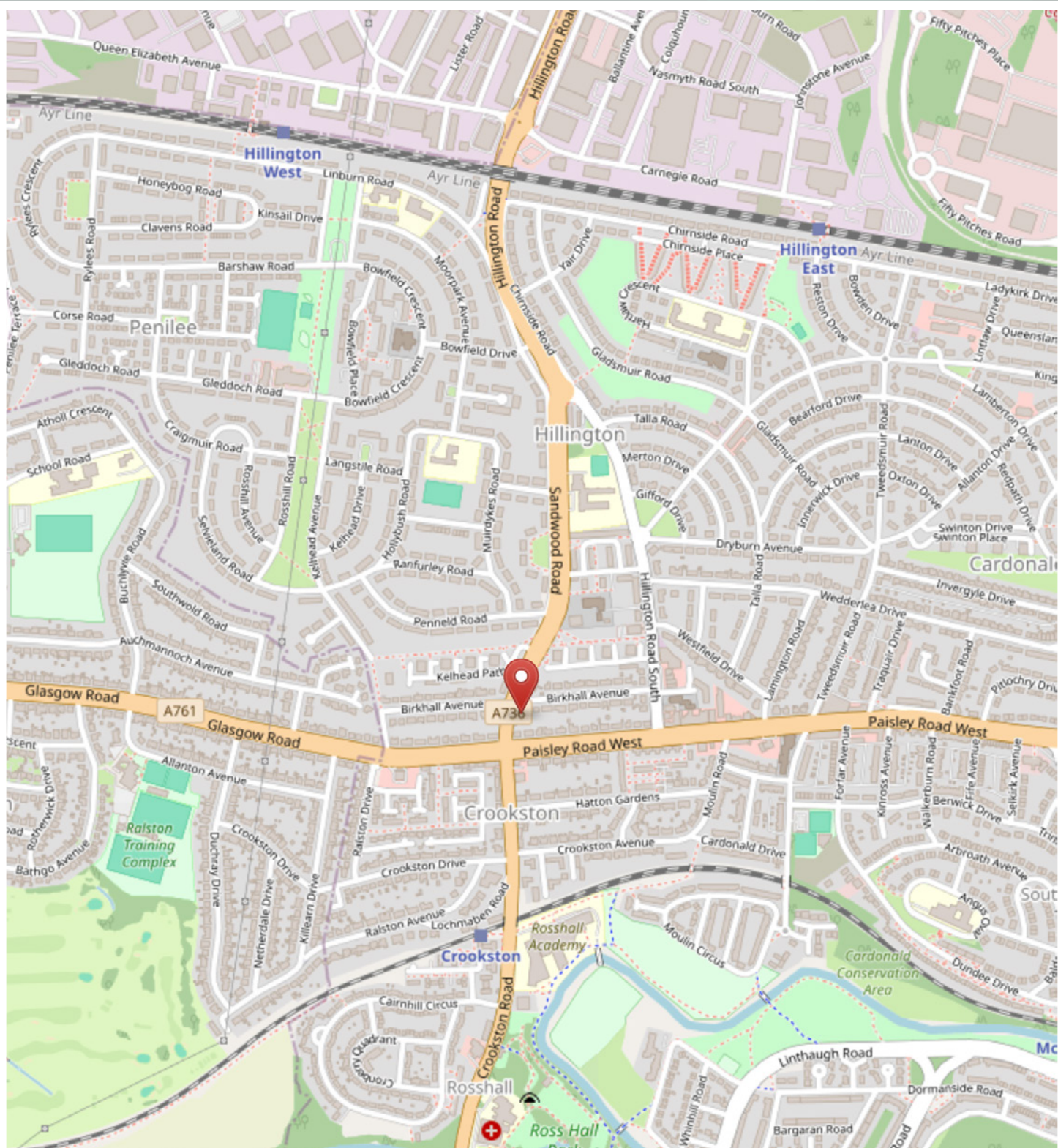


Sandwood Road sits in the heart of Pollok on Glasgow's south west side, an established residential pocket combining quiet, leafy streets with excellent everyday convenience. Families are well served: Sandwood Primary School is within the immediate area, feeding into Rosshall Academy, while St Paul's High School is also close by, offering a strong choice of schooling without a long commute.

For shopping and leisure, Silverburn is a short drive or bus ride away. Scotland's largest indoor shopping centre offers over a hundred stores including a 24 hour Tesco Extra, Marks and Spencer and Next, plus a Cineworld cinema and a wide choice of restaurants.

Green space is equally close, with Pollok Country Park, Glasgow's largest park, home to the Burrell Collection, Pollok House and Crookston Castle, offering woodland walks, cycling routes and open parkland minutes away. The M77 motorway is close by, with Nitshill, Priesthill and Darnley, Mossbank and Crookston railway stations within easy reach, alongside regular bus services through Silverburn bus station. Glasgow International Airport is roughly seven miles away, making this a well connected base.

The Location



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THE SUNDAY TIMES
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Surveyor



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