







Semi-detached House
21 Woodend Road, Mount Vernon, Glasgow, G32 9RU
Offers Over £175,000

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Description

This two bedroom semi detached villa sits within a most desirable residential pocket in Mount Vernon and offers a wonderful opportunity for a variety of buyers. A much loved and well cared for family home for several decades this property offers an exciting prospect for buyers wishing to add their own ideas of fixtures, fittings and decor.

The entrance hall has stairway off leading to the upper level and a door leads to the lounge. There is an under stair cupboard which houses the Worcester Combi Boiler and provides handy storage space The lounge/dining room is a superb reception room with focal point of a feature fire place and gas fire. Broad window formations to the front and rear lend natural light and frame the pleasant aspects over the gardens. A door from the lounge leads into the kitchen which again is of good proportion and is fitted with a range of units. A door from this kitchen provides direct access to the rear garden and there are window formations to the side and rear.

Upstairs the landing leads to two bedrooms and the bathroom. A ceiling hatch with pull down ladder provides access to the floored attic which provides another really useful space. Both bedrooms are of double sized proportion and have some built in storage. The rear bedroom has fitted wardrobes to one wall and the front bedroom has an over stair cupboard. The bathroom has a three piece suite and there is an over bath Triton electric shower unit. The walls are tiled and there is a window formation to the rear elevation.

The property has uPVC double glazed replacement windows. The external doors are uPVC and glazed. There is a gas fired central heating system, the new Worcester combi boiler installed in November 2025.

Externally this property has mature level gardens to front and rear mainly laid to lawn. The rear garden is bordered by hedging and provides a fantastic outdoor space to be enjoyed. There is a long driveway affording off street parking for multiple vehicles.

Woodend Road forms part of the much admired Mount Vernon district with buyers attracted by the excellent local schooling, Mount Vernon Primary School situated just round the corner, and a wide range of amenities in the immediate and surrounding areas. There is high street shopping available on nearby Baillieston Main Street and a selection of supermarkets in the local area. Nearby recreational facilities include Sandyhills Golf Club, Tollcross International Swimming Centre and local parks such as Mount Vernon Park. Those commuting have access to handy bus routes and Mount Vernon Train Station operates regular services and is around a 10-15 minute walk away. Those travelling by car have convenient road links to Glasgow City Centre and the M74 and M8 motorway networks.

Room Dimensions

Reception hall	2.87 m x 1.35 m / 9'5" x 4'5"
Lounge/dining room	6.65 m x 3.23 m / 21'10" x 10'7"
Kitchen	2.84 m x 2.77 m / 9'4" x 9'1"
Bedroom 1	4.60 m x 2.84 m / 15'1" x 9'4"
Bedroom 2	2.97 m x 2.87 m / 9'9" x 9'5"
Bathroom	1.73 m x 1.91 m / 5'8" x 6'3"
Attic	4.29 m x 3.07 m / 14'1" x 10'1"

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Features

- Sought after semi detached villa
- Much admired location
- Fantastic gardens and long driveway
- New Gas Combi Boiler - November 2025
- Short walk to Mount Vernon Primary School
- Easy access to local transport links

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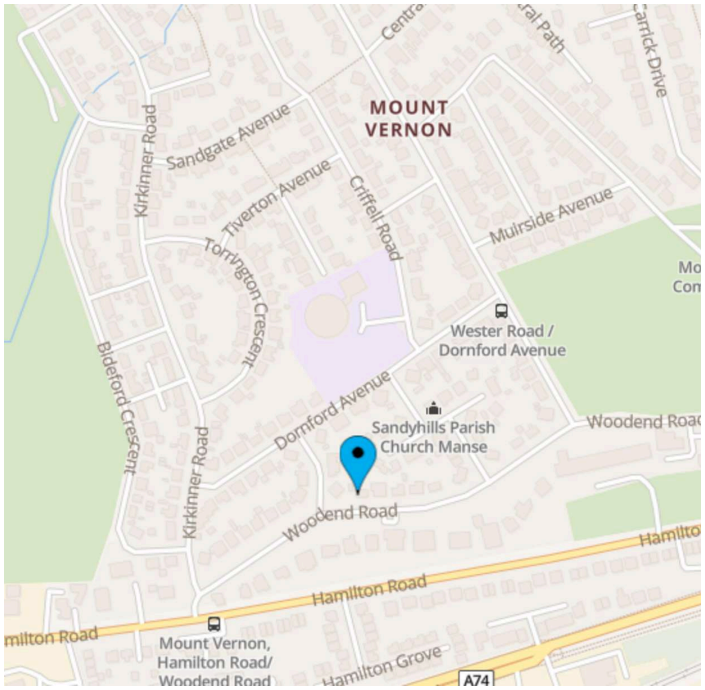
Floorplans are indicative only - not to scale
Produced by Plushplans



TRAVEL DIRECTIONS

Travelling eastwards along Hamilton Road pass The Woodend Bar on your left and then turn left into Woodend Road. Follow the road to the right and this property is along on your left hand side.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:
Or to view this property please call:
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