



Hillfoot, Renton

Fixed Price £82,000

GPM are pleased to present this red sandstone upper cottage flat which has 2 double bedrooms and has been tastefully modernised throughout and the added advantage of having a new roof installed in the recent past. The property has a large fitted dining kitchen, modern bathroom, gas central heating and double glazing. Sure to please all viewers the property has a large private driveway for off road parking, single car garage with up and over door, and spacious lawn rear garden.



HALLWAY

White PVC front entrance door gives access to lower hallway and carpeted stairway leading to upper hallway and individual access to all apartments. Ceiling hatch gives access to loft.

LOUNGE 15'5" x 12'6"

This is a bright room which gets good natural light having double glazed window facing to the side of the property. Feature bespoke fitted cabinets. Timber fire surround. Radiator.

KITCHEN DINER 12'x 9'7"

Situated with double glazed window facing to the side of the property. A large kitchen having an excellent range of base and wall mounted storage units in dark wood pine complimented with work surfaces on three walls having inset a 4 burner gas hob with electric oven below and extractor above. Ceramic tiled splash back. Stainless steel sink unit. Plumbing for automatic washing machine and dish washer. Inset spot lighting to ceiling. Ample floor space for good size dining table if required. Radiator.

BEDROOM 14'4 x 10'3"

A good size double bedroom having double glazed window formation

facing to the front of the property. Fitted wardrobes in solid pine extend along one wall and give ample hanging and storage space. Radiator

BEDROOM 13'2" x 9'7"

A second good size double bedroom with double glazed window facing to the front of the property. Ample floor space for free standing bedroom furniture. Recess cupboard. Radiator.

BATHROOM

A good size bright and modern bathroom with opaque double glazed window facing to the side of the property. Consisting of a white suite of fittings which includes w.c., wash hand basin and bath with electric shower over. Complimentary ceramic tiling to full height on all walls and to floor. Towel radiator.

GARDEN & DRIVEWAY

There is a large fully enclosed lawn garden to the rear of the property. Large private driveway to the front and side of the property accessed via timber gates leads to single car brick garage having up and over door.

ENERGY RATING

'C'