



**40 ASHGILL ROAD**  
MILTON, GLASGOW, G22 6QH



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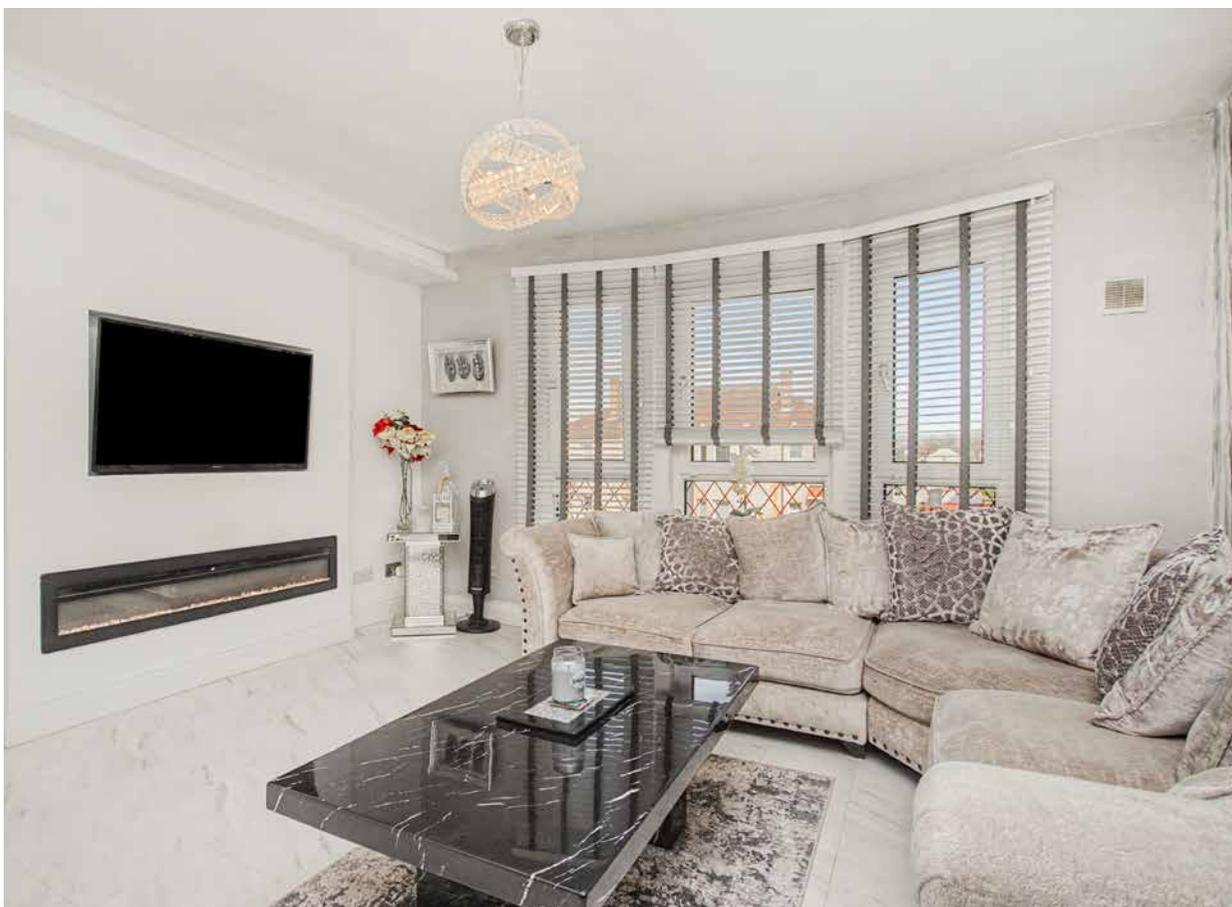
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Conveniently located just over two miles from the heart of Glasgow, this well-presented two-bedroom upper villa is complemented by a private tandem driveway and shared access to a drying garden at the south-facing rear. The stylish interiors feature a living/dining room with a living-flame fire, and a sleek contemporary kitchen, both enjoying excellent natural light. The double bedrooms benefit from a tranquil garden-facing position, whilst a deluxe shower room with a walk-in rainfall shower and body-jet system, and a useful floored attic complete this appealing home.

Extras: All fitted floor and window coverings are included in the sale.

## FEATURES

- Stylishly presented upper villa with a quiet city address
- Entrance vestibule and upper hall with storage
- Bright living/dining room with a living-flame fire
- Contemporary kitchen with excellent natural light
- Two tranquil garden-facing double bedrooms
- Bright shower room with a deluxe walk-in shower
- Useful floored attic (with hatch access)
- Shared access to a south-facing rear drying green
- Private gated tandem driveway
- Gas central heating and double glazing





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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

# FLOORPLAN

