



HONEYBOG ROAD GLASGOW | OFFERS OVER £105,000

0141 432 1130

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HONEYBOG ROAD

GLASGOW

£105,000

A superb location a few steps from the station!

Alan Ferguson of AMAZING RESULTS!™ is delighted to welcome a three bedroomed family home to the market at Honeybog Road, Penilee. This mid-terrace house is just yards from a train station, has three double bedrooms, a front and back gardens, front and back doors, a bathroom and W/C, plenty of storage and listed at a fantastic asking price. Ideally suited to a range of buyers, including families, first-time buyers and more.

Contact Alan Ferguson as soon as possible to book your viewing before the property is sold.

Check the VIDEOS for your property tour!

Description

The property has a large living room that faces onto the front garden and Honeybog Road. There is plenty of space for couches and dining. The kitchen has an electric cooker, two sides of counter space and opens out onto the gigantic back garden. Downstairs, there is a family bathroom with a bath/shower and usual vanities. Upstairs, there are three double bedrooms recently carpeted and a W/C. The front garden is hedged with a small lawn and the back garden stretches significantly far back. The garden space to the rear leaves plenty of space for children and pets, as well as private family relaxation. A cellar can also be accessed from the back garden, beneath the kitchen.

The property is double glazed, gas central heating with combi boiler and is band B for Glasgow City Council tax.

Situation

The property is well placed on Honeybog Road, being a 0.2 mile flat walk to Hillington West Train Station. This makes for excellent access to the city centre and ideal for visiting friends and relatives. The train station is close yet far enough not to be disturbed by passing services. Motorists need not worry, for the M8 motorway is 1.6 miles from the property. Penilee has its own newsagents and amenities, but for groceries and retail, it is also on the doorstep of Braehead shopping area. Here, one can find a Sainsburys and all

manner of huge retail outlets in the shopping centres and retail park. Penilee also benefits from being on the edge of Glasgow's border, with picturesque rolling meadows on its western border and close non-motorway access to Paisley.

How much is your home worth?

Find out today what your home is really worth! Get a free property valuation and market analysis with your local Professional Estate Agent, Alan Ferguson 7 days a week 8am-8pm. Book a free, no obligation valuation online.

Also, find Alan on Instagram with the username "EstateAgentAlan".

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FLOOR PLANS FOR ILLUSTRATIVE PURPOSES ONLY



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

To view this property call **AMAZING RESULTS!™**

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