

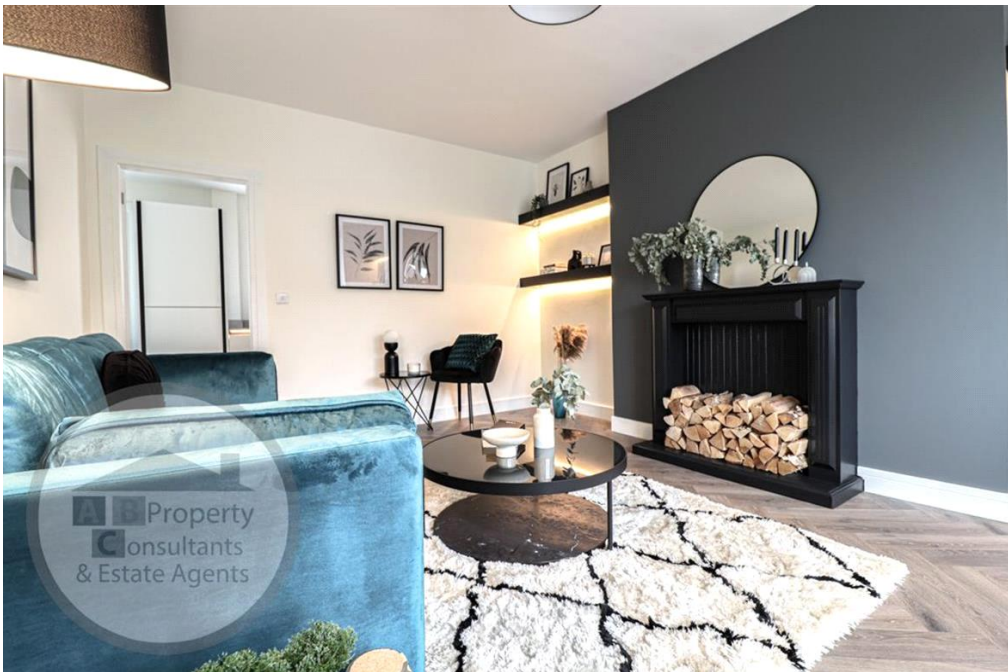


EVAN DRIVE, GIFFNOCK, GLASGOW

A Fully Refurbished Larger Style 2 Bedroom Terraced Villa With Quality Finishes Throughout, New Modern Flooring, Dining Kitchen With Plumbed Utility Cupboard, Approved Plans For Extension, Gas Central Heating, PVC Double Glazing, Viewing Advised.

**Fixed Price £240,000** Freehold | 2 bedroom terraced house for sale





**Tenure: Freehold**

- Close to local amenities
- Close to school
- Close To Train Station
- Double Glazing
- Private Garden

**Please note**

A Fully Refurbished Larger Style 2 Bedroom Terraced Villa With Quality Finishes Throughout, New Modern Flooring, Dining Kitchen With Plumbed Utility Cupboard, Approved Plans For Extension, Off-Road Parking, Gas Central Heating, PVC Double Glazing, Viewing Advised.

**Entrance hall**

Entrance vestibule entered via modern quality door which has recently been replaced, herringbone style flooring, carpeted staircase leading to first floor.

**Lounge**

With herringbone style flooring, light fresh décor, feature fire surround and hearth, space for dining table and chairs, front facing walk-in PVC double glazed bay window. Access from here is given to dining kitchen.

**Kitchen/diner**

With herringbone style flooring as per lounge, a range of floor and wall mounted units in a matt white finish with integrated fridge and freezer, decorative lighting, marble style countertop, black matt PVC sink, side drainer and modern mixer tap, integrated slimline dishwasher, excellent range of storage, glazed splashback, contemporary hood, plumbed utility cupboard with countertop area ideal for washing machine and tumble dryer, PVC double glazed window aspecting to rear, modern PVC opaque double glazed door, tower radiator in an anthracite finish.

**Landing**

Carpeted staircase to first floor which has light fresh décor.

**Master bedroom**

With modern carpeting, light fresh décor, feature wall, walk-in PVC double glazed bay window to front, excellent size walk-in storage cupboard housing the property's modern combi boiler. The bedroom has space for large bed and other freestanding furniture.

**Bedroom 2**

With modern fresh neutral carpeting, light fresh décor, rear facing picture style double glazed window, able to accommodate double bed and other freestanding furniture.

**Bathroom**

The family bathroom has a modern 3 piece suite comprising low flush WC with concealed cistern and matt finish vanity unit, wash hand basin with two drawer storage, P-shape bath with black contemporary mixer taps and matching overhead monsoon shower with handheld mixer attachment, ceramic tiling to splashbacks and floor in a modern marble effect tile.

**Front Garden**

The property sits within excellent garden grounds to front.

**Rear Garden**

The property benefits from excellent size rear gardens, which has been landscaped over two



levels to include wild woodland style area at rear with mature conifers, excellent size lawn, decorative pathways, bordered by timber fence with sunny patio area. Like the neighbouring properties this property could be extended and has current recently approved planning consent for such.





Viewing by appointment only  
 AB Property Consultants & Estate Agents LTD  
 211 Glasgow Road, Baillieston, Glasgow G69 6EZ

Tel: 0141 773 4000 Email: [sales@abpropertyconsultants.co.uk](mailto:sales@abpropertyconsultants.co.uk) Website: [abpropertyconsultants.co.uk/](http://abpropertyconsultants.co.uk/)

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.