



Spacious three-bedroom semi in a popular location with off-street parking



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We are delighted to offer for sale this three-bedroom semi-detached property formed over two levels. This ideal family home has spacious and flexible living accommodation and still offers huge scope to extend or add a conservatory to the rear (subject to obtaining necessary planning consents).

The property is presented in good order and neutrally decorated. A prospective purchaser has a blank canvas to design the house to their own taste and style. This property offers well-proportioned room sizes with an abundance of family living space, making this a super acquisition for either a growing family, a first-time buyer or a canny Buy to Let investor.

THE LOUNGE



Formed over two levels, the property consists of: a bright and welcoming hallway with a spacious under stairs cupboard. Immediately impressive bright and airy lounge with a large bay window to the front aspect, which floods the room with natural light and offers views over the front garden and the surrounding area. There is also a feature fireplace within this room.



The double bedroom on the ground floor offers ample space for freestanding furniture if required. This room could easily be used as a dining/family room or as a study and might suit those requiring live/work arrangements.

BEDROOM 3



THE KITCHEN



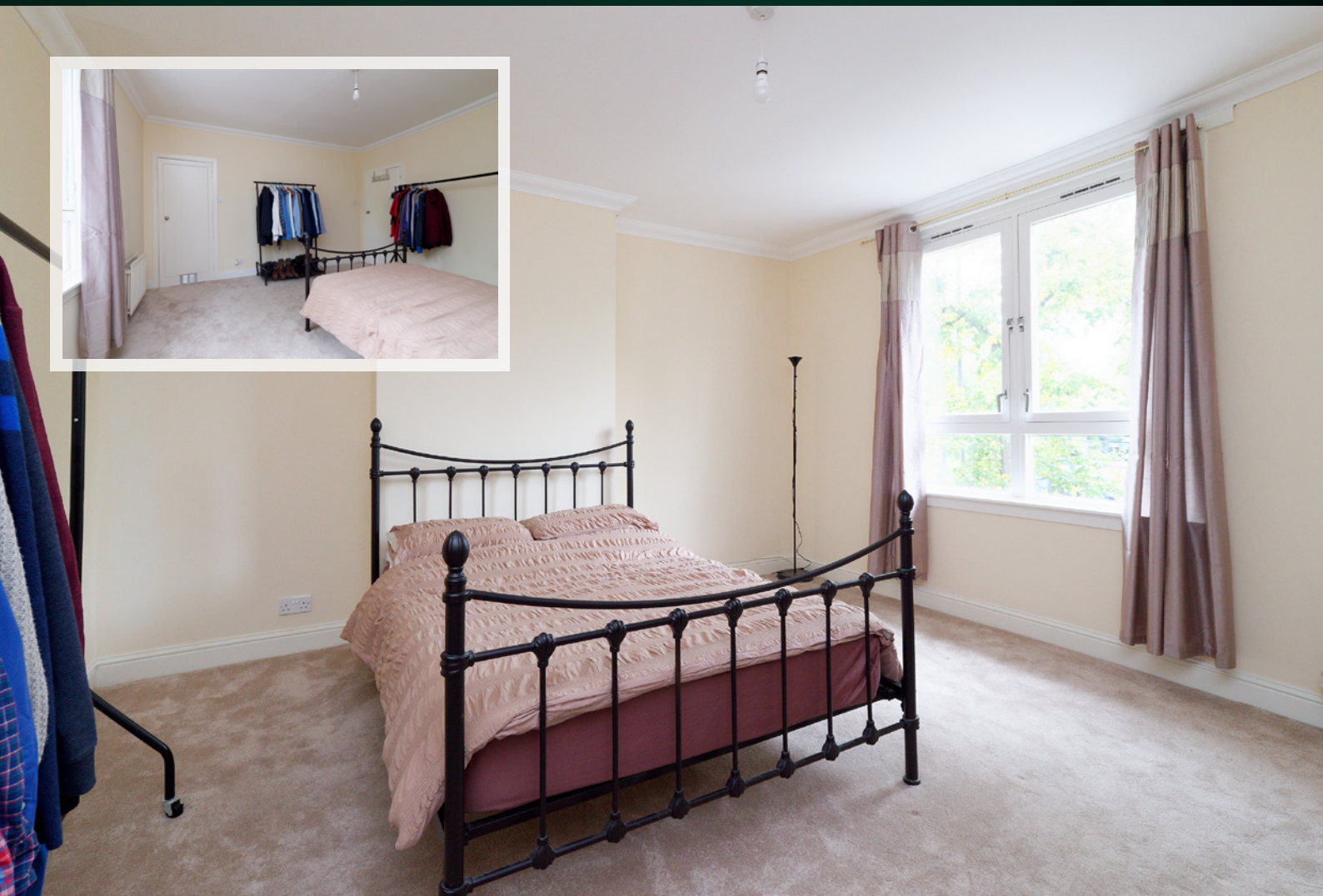
The kitchen has been fitted to include a good range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from space for a free-standing cooker, washing machine, dishwasher and an upright fridge/ freezer currently situated in a large pantry cupboard.





The upper accommodation is reached by a quality grey carpeted stairway and comprises of a good-sized landing with a large storage cupboard. Access to the loft is gained from the landing and the space that exists in this zone would be ripe for conversion into additional living accommodation (STPP). There are two, well-proportioned double bedrooms, both with space for freestanding furniture if required.

BEDROOM 1



BEDROOM 2



THE SHOWER ROOM



A good-sized family shower room with modern glass shower cabinet and quality modern suite has been recently upgraded to complete the accommodation on this level.

For additional comfort, this family home benefits from double glazing and gas central heating.

Externally, there is a well-maintained front garden, with a driveway to the side providing off road parking for a number of vehicles. The large rear garden, which is virtually maintenance-free, is both on one level and fully enclosed. It is a real sun trap – the ideal spot for a lazy summer's day.

Early viewing is recommended for these popular and in-demand properties in this area.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.25m (17'3") x 4.25m (13'11")
Kitchen	3.35m (11') x 2.40m (7'10")
Bedroom 1	4.30m (14'1") x 4.25m (13'11")
Bedroom 2	3.40m (11'2") x 3.35m (11')
Bedroom 3	3.35m (11') x 2.90m (9'6")

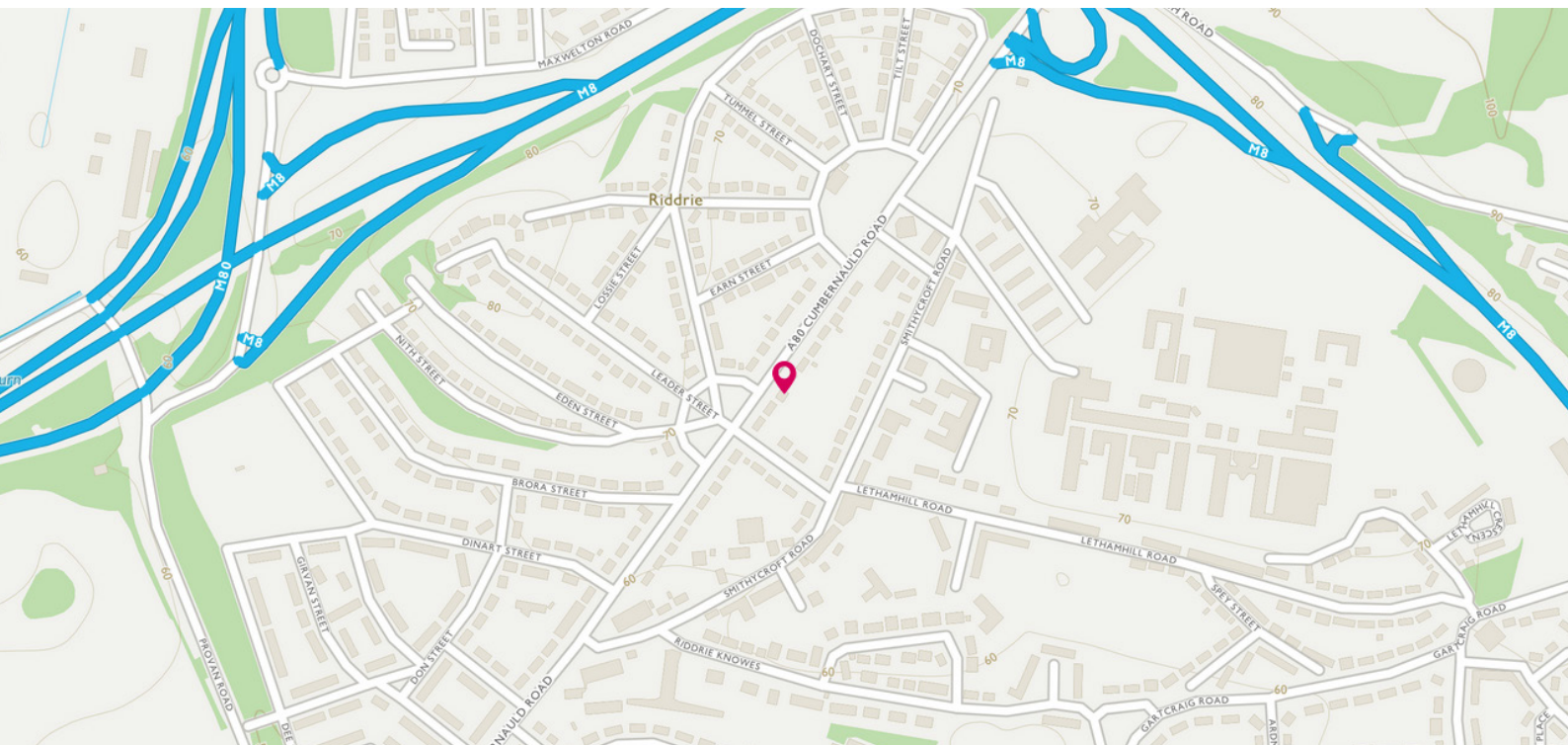
Shower Room

2.15m (7'1") x 1.95m (6'5")

Gross internal floor area (m²): 85m²

EPC Rating: D

Extras (Included in the sale): Some items may be available by separate negotiation.



THE LOCATION

This area of Glasgow has established schooling at primary and secondary levels and good arterial road links, including connections to the M8 motorway network, Edinburgh Road and Alexandra Parade. There are regular bus services on Cumbernauld Road and nearby Alexandra Parade and railway stations to be found at Alexandra Parade and Duke Street.





There is a good selection of local independent shops, several restaurants and cafes within nearby Dennistoun and more leisure facilities, including a cinema, at Parkhead Forge. There is convenient access to extensive amenities of Glasgow city centre including world-class shopping, major transport hubs and a wide selection of theatres, galleries, and cinemas.



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