



*Excellent three-bedroom end-terrace, generous corner plot, potential to extend (STPP) concrete garage*



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We are delighted to offer to the market this excellent three-bedroom home, beautifully set on a generous corner plot which offers excellent potential to extend (STPP) There's a great neighbourly spirit all around, and it's ideal for any young family. This area is always very popular, due in part to some of the traditional values preferred by families. The streets are quiet enough for the kids to play out together safely and everybody actually knows each other.

# THE LOUNGE



The property is offered in walk-in condition with accommodation that comprises of a bright and airy lounge/ diner with a large Bay window that allows lots of natural light to flood the spacious room.



# THE KITCHEN



The kitchen is bright, finished with light oak style units. There's a gas cooker, with space for a freestanding fridge freezer and washing machine.







The family shower room contains a large shower enclosure ensuring lots of instant hot water for long refreshing showers.

# THE SHOWER ROOM





# BEDROOM 1



There are three good sized bedrooms in this home, with room for free-standing furniture and built-in storage.

The home is kept warm and comfortable via double glazing and gas central heating.



# BEDROOM 2





# BEDROOM 3





There is handy off-street parking to the front mono blocked driveway and an excellent concrete garage for those who like to potter with a hobby. The back door leads out beautifully to a secure child and pet-friendly back garden.

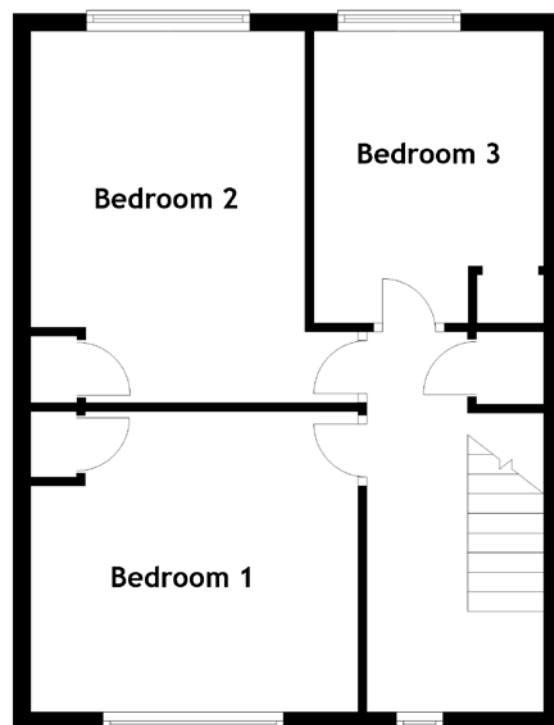
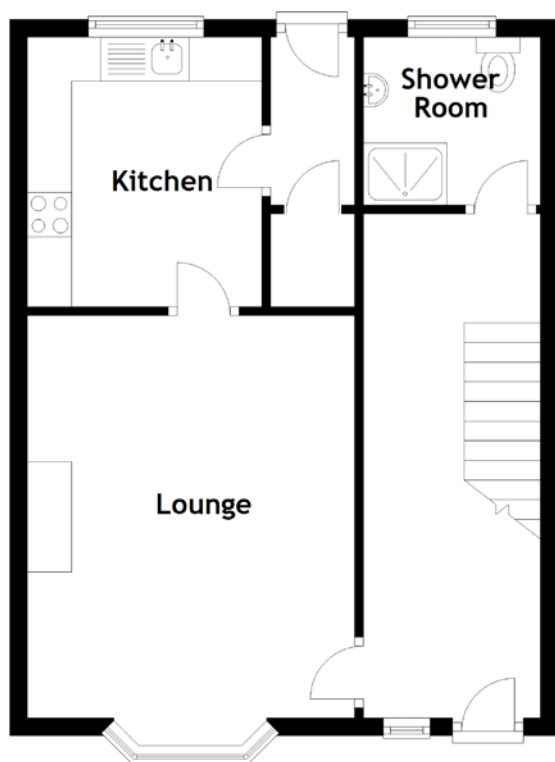
Additionally, the loft space may also offer (STPP) an opportunity to develop more space thereby creating something really spectacular. Early viewing is strongly advised for any young couple or family seeking a great home or even a Buy-To-Let investor looking for a great family home in an externally popular area.

## THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

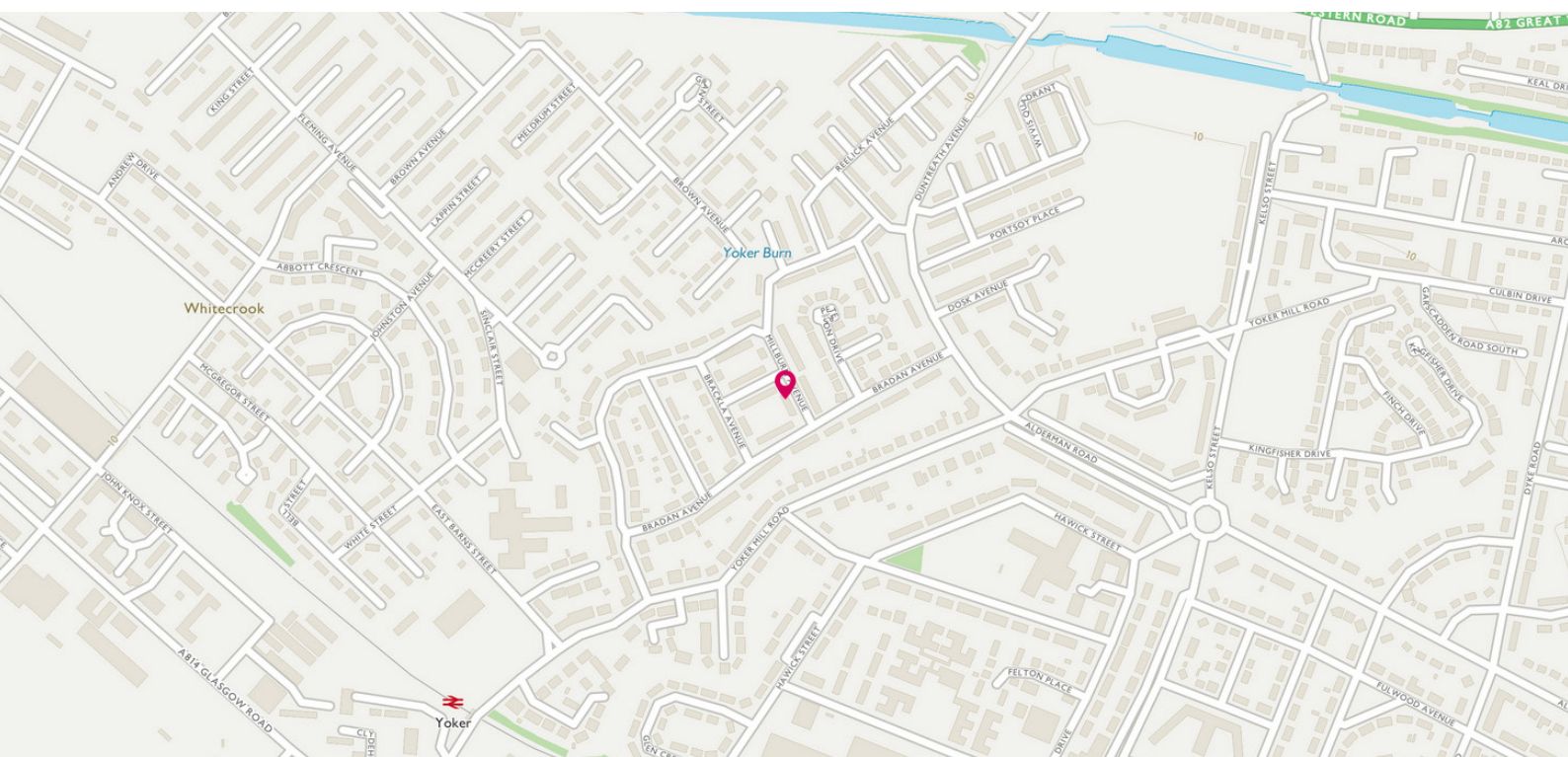


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.55m (14'11") x 3.70m (12'2")
Kitchen	3.05m (10') x 2.65m (8'8")
Shower Room	2.00m (6'7") x 2.00m (6'7")

Bedroom 1	3.70m (12'2") x 3.40m (11'2")
Bedroom 2	4.20m (13'9") x 3.70m (12'2")
Bedroom 3	3.30m (10'10") x 3.00m (9'10")

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Situated within the hugely popular and sought after location of Glasgow West, this property would be a superb acquisition for a first-time buyer, young couple or Buy-To-Let investor, given its superb accommodation and excellent neighbourhood community spirit.







Located, only a short stroll away from local amenities and schooling catchments. Motorway links are a five minutes drive away and bus and rail links are also only five minutes away. For more relaxing times, there are plenty of parks and the famous Forth and Clyde Canal makes a great cycle path for the family.



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