

25 Gleddoch Close

PENILEE, GLASGOW, G52 4FE



*A PERFECT HOME FOR A YOUNG COUPLE, FAMILY
OR A GREAT BUY-TO-LET INVESTMENT*



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We are delighted to bring to the market this lovely three bedroom semi-detached home, set in a popular family-friendly street with a great neighbourly spirit all around it.

This lovely family home makes a great place to raise a family as it's presented in good condition, leaving the lucky new owners little to do except move in and start enjoying it.

The accommodation comprises of a bright and spacious lounge which given its shape would suit a range of furniture configurations. The dining room area benefits from lots of natural light flooding in from the patio doors to the rear garden.

The kitchen/diner is perfect for the home, finished in a lovely range of light Beech wood fitted units, with an electric oven and gas hob and ample space for the free-standing fridge freezer, washing machine, and dishwasher, all helping to make it a great space for the chef to serve up the family favourites.



The Lounge





Dining Room

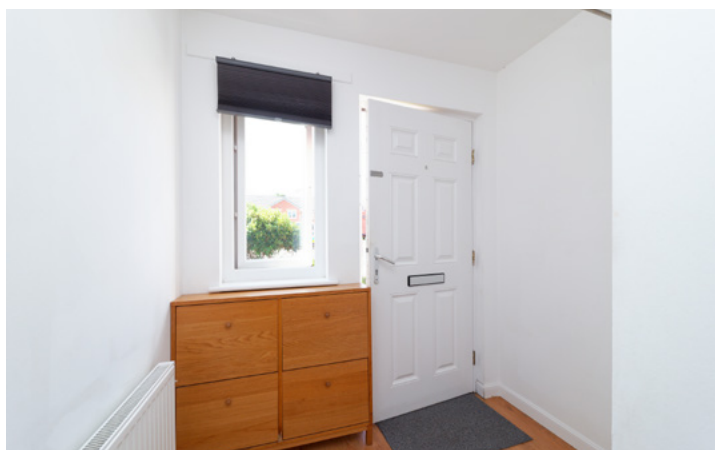




The Kitchen



Hallway & Landig

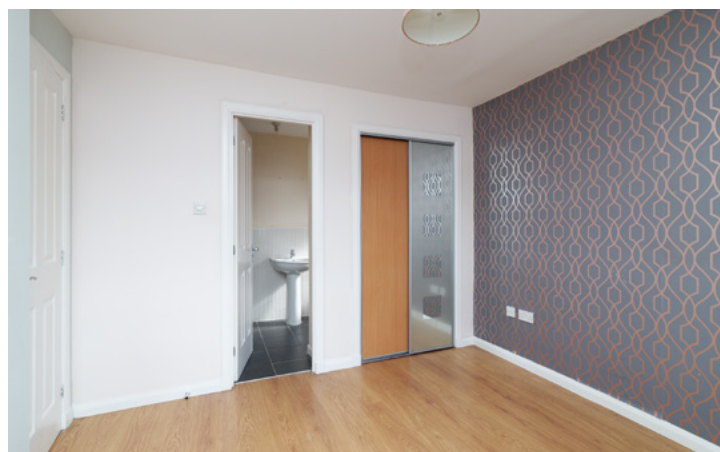




The bathroom is bright and fresh, finished in a white suite including a bath. There are three good sized bedrooms in this lovely home, two doubles and a single. Two have built-in wardrobe storage and all have ample space for free-standing furniture. The master benefits from an en-suite shower room with a standalone enclosure with a mains shower, ensuring an instant and endless supply of hot water for refreshing showers. The downstairs cloakroom WC is a handy addition to any family home.

The home is always warm and comfortable via double glazing and gas central heating. The garden space is also a real feature; low maintenance, secure and child-friendly and on sunnier days it offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day. This great home would make an ideal buy for first-time buyers, a family or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised to anyone seeking a great family property in an eternally popular area.

Bedroom 1





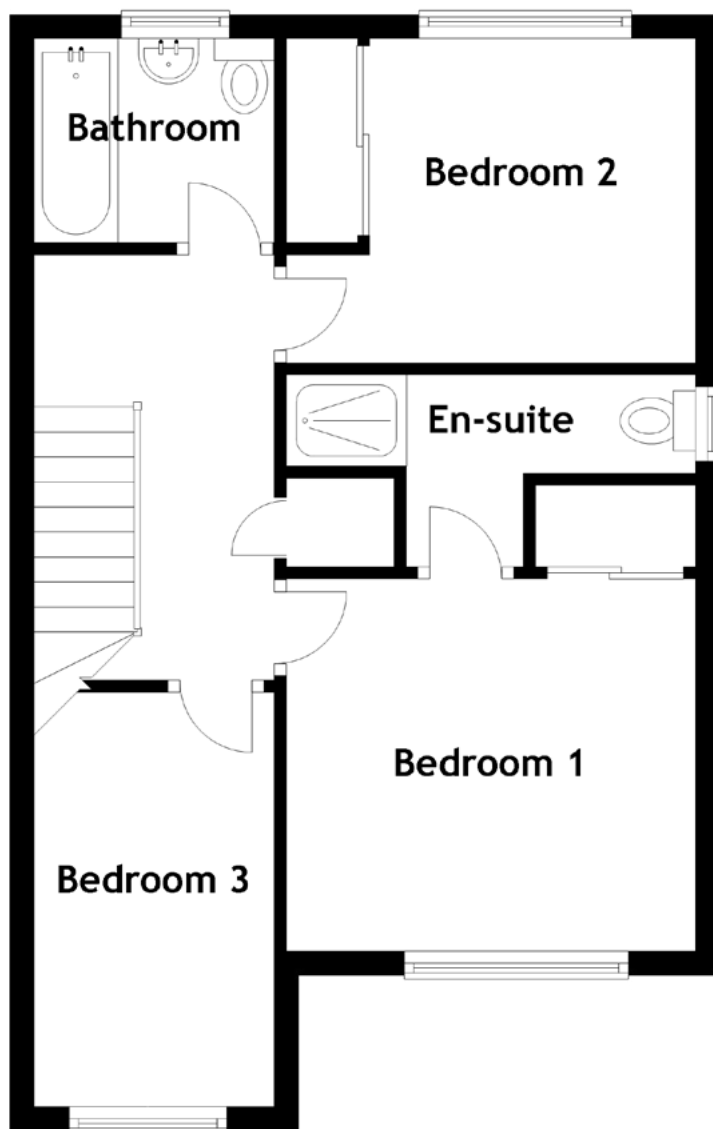
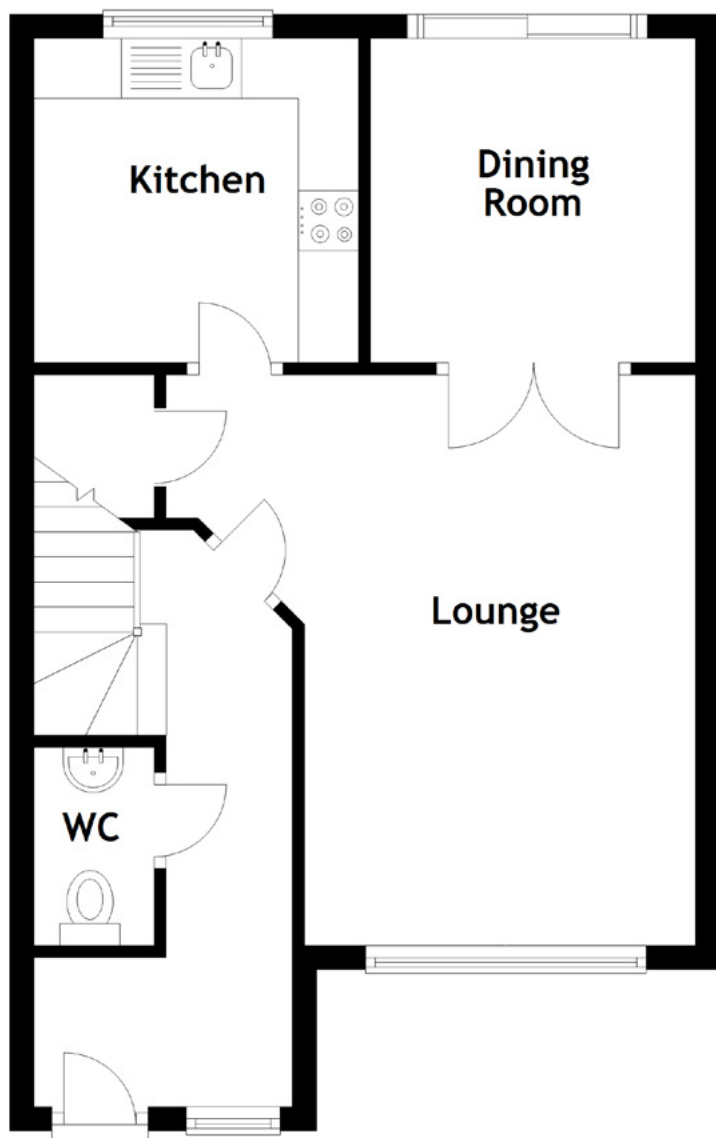
Bedroom 2





Bedroom 3





Approximate Dimensions
(Taken from the widest point)

Lounge	4.75m (15'7") x 4.40m (14'5")
Dining Room	2.70m (8'10") x 2.70m (8'10")
Kitchen	2.70m (8'10") x 2.70m (8'10")
WC	1.65m (5'5") x 1.00m (3'3")
Bedroom 1	3.15m (10'4") x 3.10m (10'2")
En-suite	2.40m (7'11") x 1.50m (4'11")
Bedroom 2	3.25m (10'8") x 2.70m (8'10")
Bedroom 3	3.45m (11'4") x 2.15m (7'1")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 87m²

EPC Rating: C

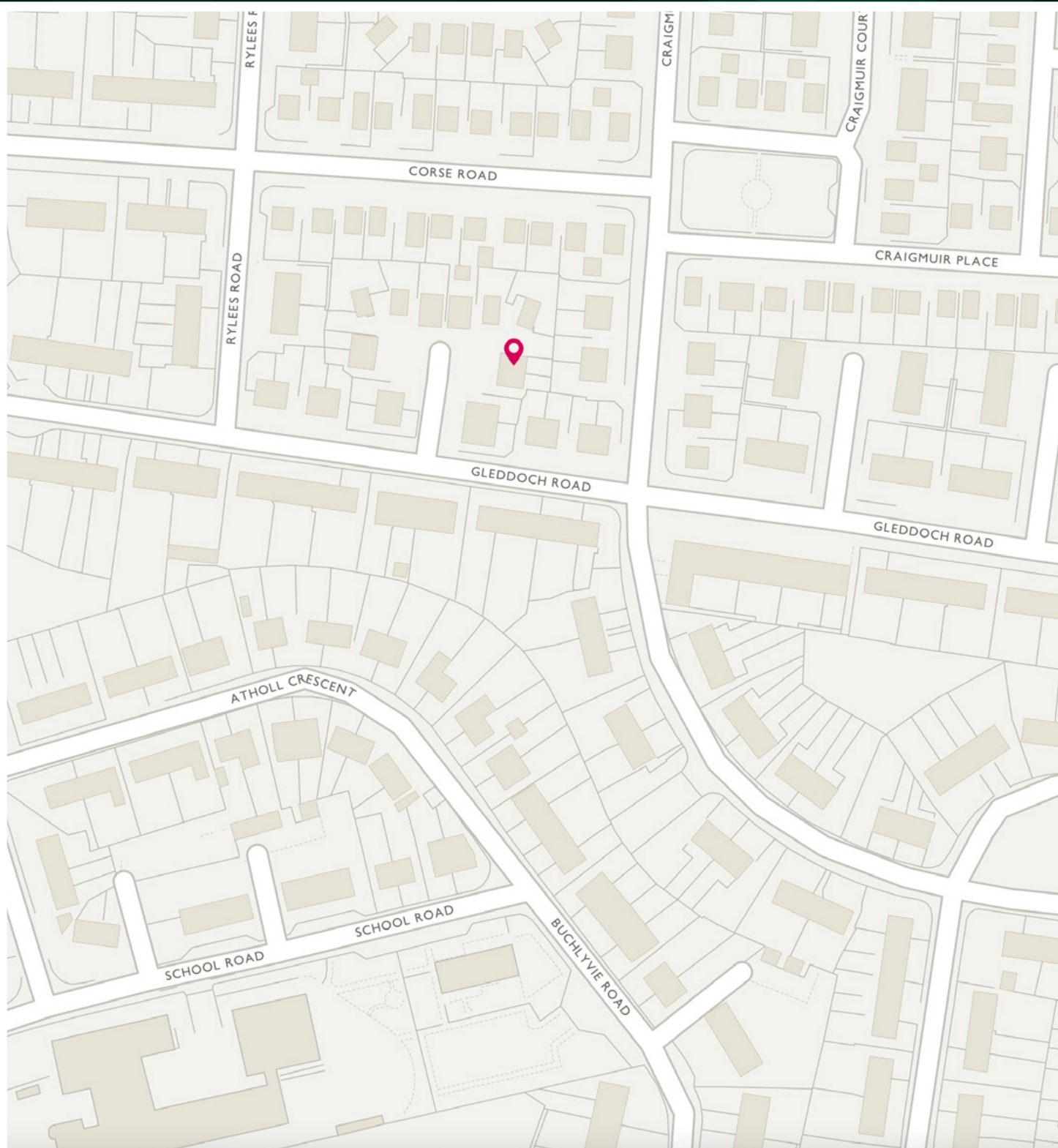






The popular area of Penilee in Glasgow is a great place to live and commute from. The transport links by bus and rail are both frequent and close at hand. It is a mere eight miles to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is an excellent range of schools and amenities all within easy reach, making it a very popular place to call home.

The Location



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