

88 Penilee Terrace

GLASGOW, G52 4BT



Excellent three bed mid-terrace in Penilee, Walk-in condition, Secure garden, Open outlooks



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We are delighted to bring to the market this excellent three-bed mid-terrace home. Set in the ever-popular area of Penilee, an area known for its neighbourly spirit. This excellent property makes a perfect place to raise a family and it is presented in great condition, leaving the lucky new owners little to do except move in and start enjoying it.

THE LOUNGE



The accommodation comprises a bright and spacious lounge which given its shape would suit a range of furniture configurations. The focal point of the room is the inset electric fire and the natural light flooding into the room creates a very appealing and relaxing space.

THE KITCHEN



The double galley kitchen is perfect for the home, finished in a range of light oak fitted units, with a gas hob, electric oven, integrated fridge freezer and ample space for the freestanding dishwasher and washing machine. Freestanding appliances may be available by separate negotiation.



The family bathroom is bright and fresh, beautifully tiled and finished in a modern white suite with a mains shower over the P-shaped bath, ensuring an instant supply of hot water for showering. There are three good-sized bedrooms in this lovely home, all have ample space for free-standing furniture and a bright and pleasing atmosphere. The home is kept warm and comfortable via double glazing and gas central heating.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



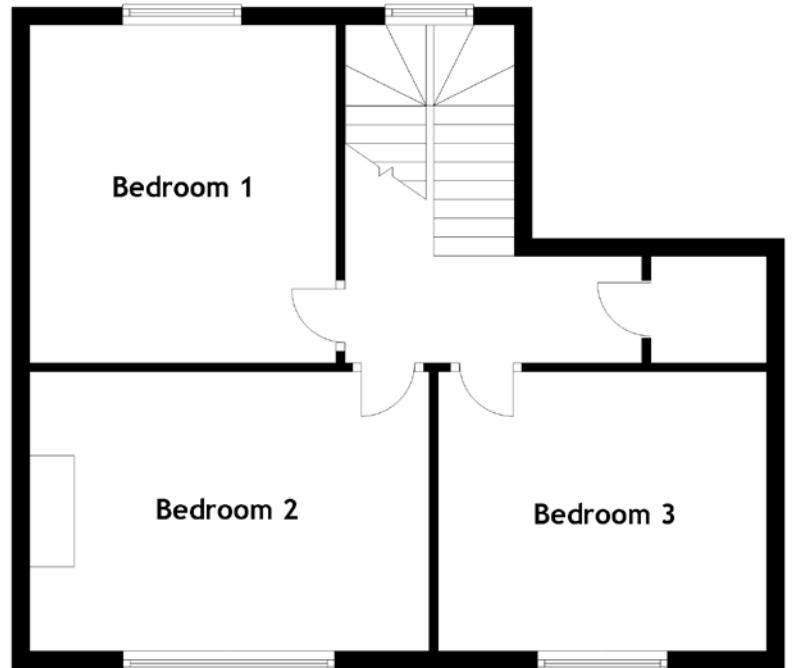
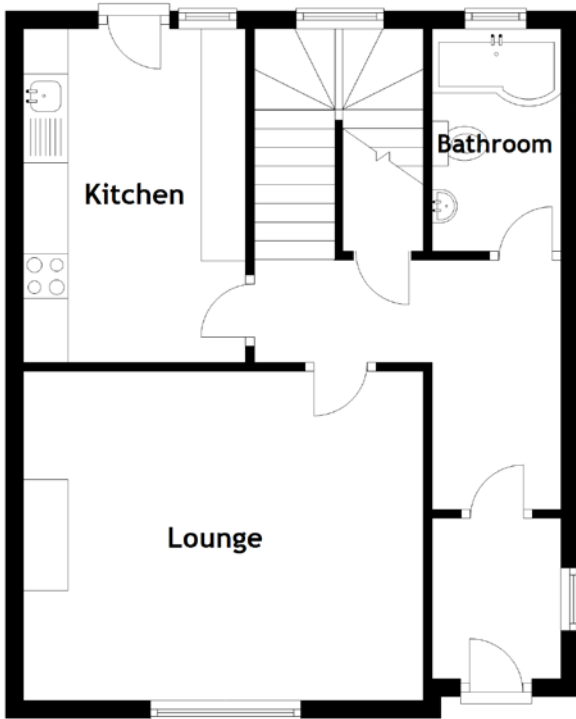
The rear garden space is secure and child-friendly, and on sunnier days offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day. There is ample cupboard storage throughout the property to keep it neat and clutter-free at all times. Off-Street gated parking is provided to the front aspect and the outlook is towards open fields and uninterrupted views.

This great home would make an ideal buy for first-time buyers, a small family or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised for this lovely home with all the hard work already done.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



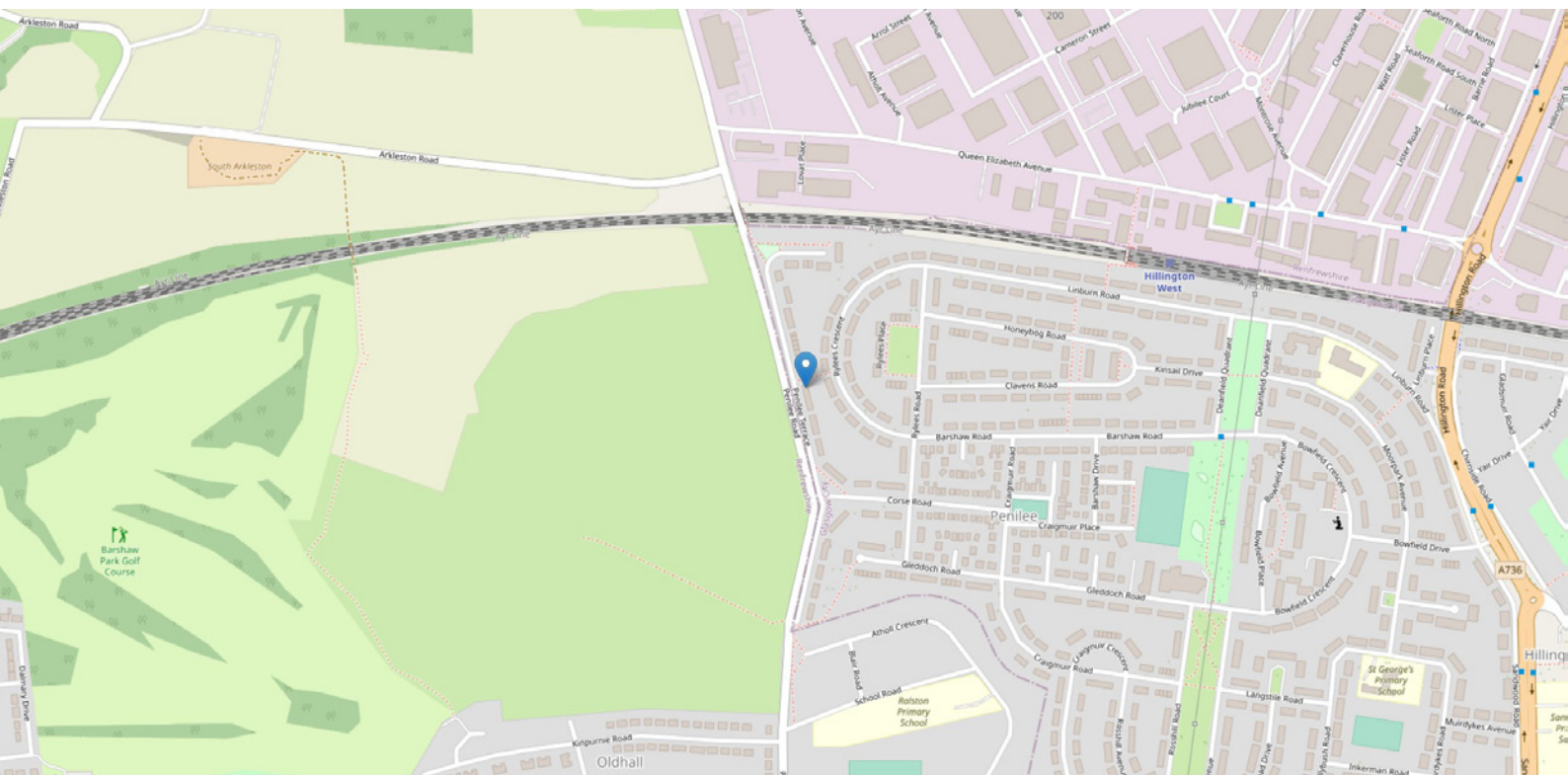
Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.70m (12'2")
Kitchen	3.75m (12'4") x 2.50m (8'2")
Bathroom	2.50m (8'2") x 1.45m (4'9")
Bedroom 1	3.80m (12'6") x 3.45m (11'4")
Bedroom 2	4.50m (14'9") x 3.14m (10'4")
Bedroom 3	3.70m (12'2") x 3.14m (10'4")

Gross internal floor area (m²): 94m²

EPC Rating: D

Extras: Freestanding appliances may be available by separate negotiation.



THE LOCATION

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 are an excellent range of schools and amenities all within easy reach, making it a very popular place to call home.



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