

# 8 Arrowsmith Avenue

KNIGHTSWOOD, GLASGOW, G13 2SX



*Immaculate two-bed semi-detached, walk-in condition, set in the ever-popular location of Knightswood, mono-blocked driveway*



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We are delighted to offer to the market this excellent two-bedroom home, beautifully set in the ever-popular location of Knightswood. The property has a great neighbourly spirit all around it and it's an ideal location for any young family.

# THE LOUNGE/DINER



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



# THE KITCHEN



The modern kitchen is beautifully finished in a range of light 'Sage' Shaker-style units. There's a gas oven and hob, with space for the under-counter fridge and freezer, along with the freestanding washing machine. The space is well laid out and offers bonus space for a small breakfast table if required.



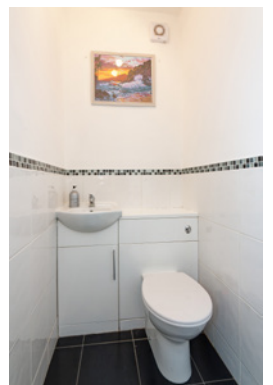
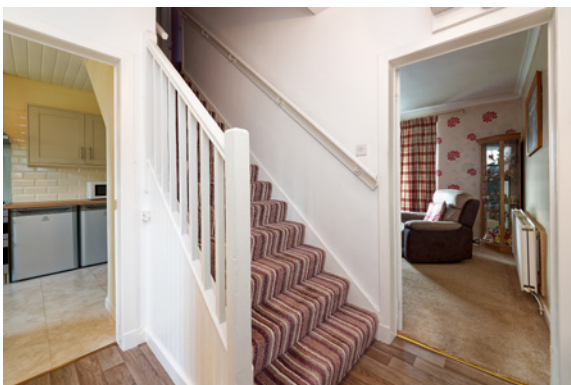


# THE SHOWER ROOM



The lovely shower room contains a luxury door-less shower enclosure, easy-clean "Wet-Wall" panels, a back-to-the-wall toilet and sink, and a stylish chrome radiator. The powerful mains shower which is fed from the combi-boiler ensures an instant and endless supply of hot water for showering.

There are two good-sized bedrooms in this home, both with plenty of room for free-standing furniture and built-in storage cupboards. The handy addition of a WC off the upstairs landing adds convenience. The home is kept warm and comfortable via double glazing and gas central heating and fed from the recently fitted Combi-boiler.





# BEDROOM 1





# BEDROOM 2





There is handy off-street parking to the front, on the mono-blocked driveway. The back door leads out beautifully to a well fenced spacious and secure back garden with a shed.

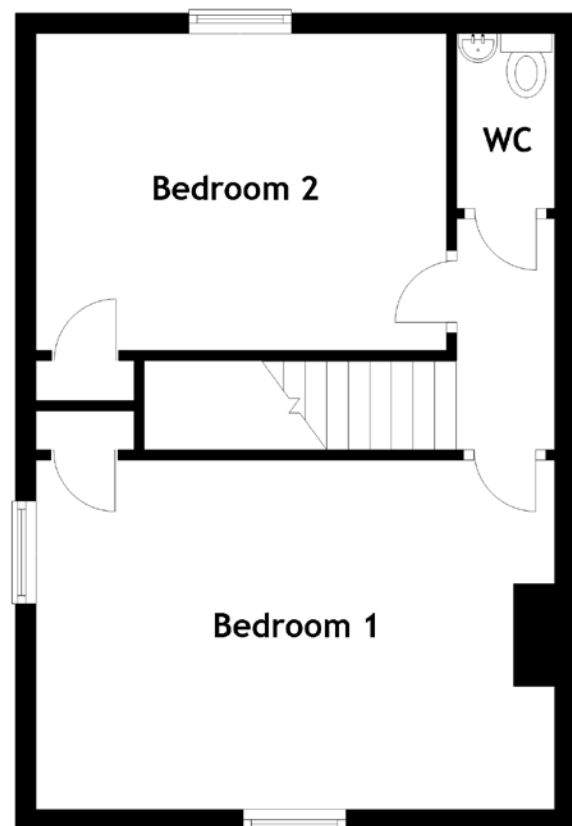
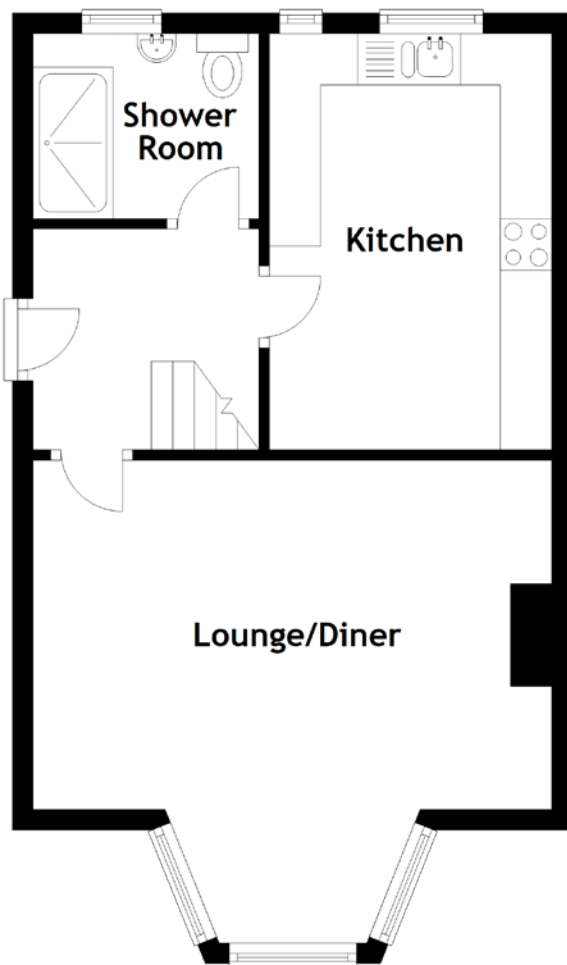
Additionally, the loft space may also offer (STPP) an opportunity to develop more space, thereby creating something really spectacular. Early viewing is strongly advised for any young couple, or family, seeking a great home or even a Buy-To-Let investor looking for a great family home, in an externally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

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

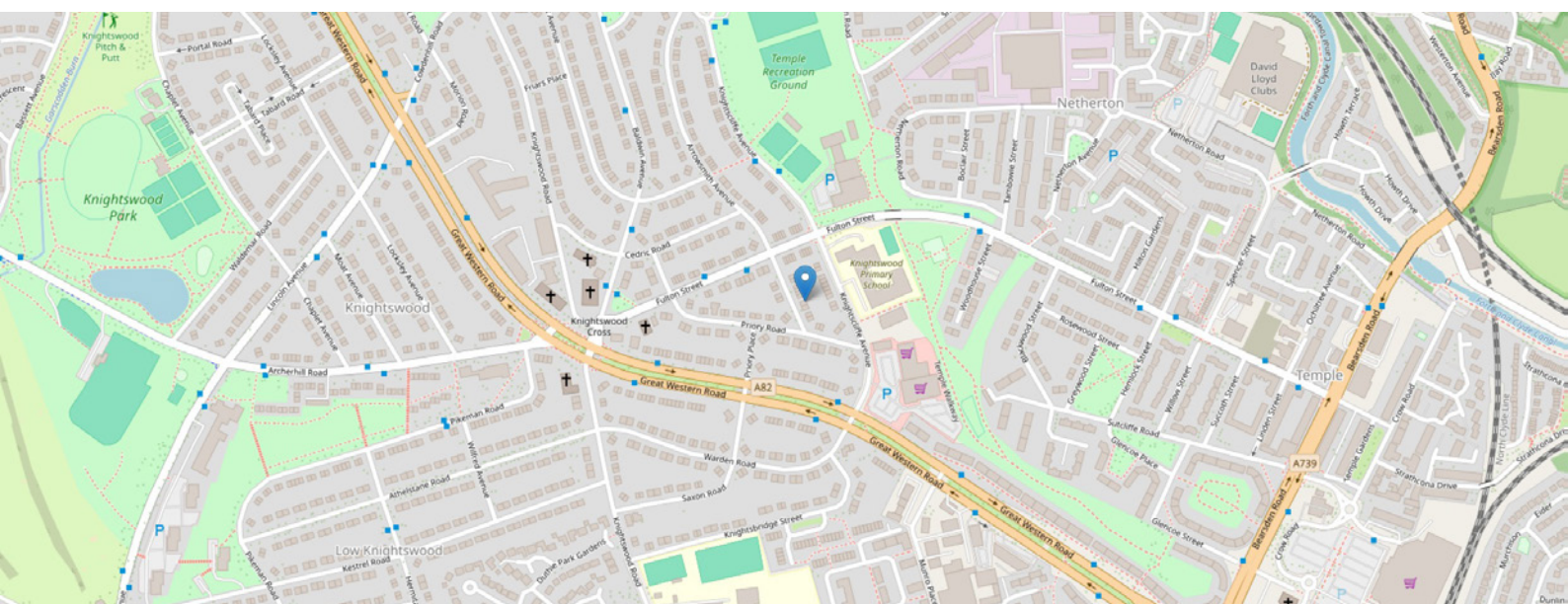


Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	5.05m (16'7") x 4.70m (15'5")
Kitchen	4.05m (13'3") x 2.75m (9')
Shower Room	2.20m (7'3") x 1.80m (5'11")

Bedroom 1	5.15m (16'11") x 3.40m (11'2")
Bedroom 2	4.00m (13'1") x 3.00m (9'10")
WC	1.70m (5'7") x 1.05m (3'5")

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Situated within the hugely popular and sought-after location of "Knightswood", this property would be a super acquisition for anyone given its superb accommodation and excellent neighbourhood community spirit.







Located, only a short distance from local amenities and schooling catchments. Knightswood Primary School, Westerton Primary School and Rowena Nursery, which is linked with the Gaelic School and receives additional funding as a Gaelic language base, are all within a short walk. Knightswood and St Thomas Aquinas Secondary schools are also easily reached.

Motorway links along with bus and rail links are 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. Part Exchange available.



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