

# 137 Orchard Park Avenue

THORNLIBANK, GLASGOW, G46 7BW



*Beautifully presented two-bedroom semi-detached home with luxury spa bathroom, landscaped garden and superb garden cabin*



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Jonny Clifford with McEwan Fraser Legal is delighted to present this truly exceptional two-bedroom semi-detached home. Primely situated on Orchard Park Avenue, this home is an absolute credit to the current owner and is presented to the market in immaculate, walk-in condition. Recently freshly decorated throughout, the property offers stylish, modern living with thoughtfully designed interiors and outstanding outdoor space that sets it apart from many homes in the area.

# THE LOUNGE



Upon entering, you are welcomed into a warm and inviting living room that immediately impresses with its bright and airy feel. A large picture window allows natural light to flood the room, creating a wonderful sense of space and making it the perfect place to relax or entertain guests. The décor is tasteful and contemporary, giving the space a cosy yet elegant atmosphere.

# THE KITCHEN



The kitchen is equally impressive and will particularly appeal to those who enjoy cooking. Beautifully styled with modern units and quality worktops, it provides ample preparation space and storage while remaining highly functional. There is also a dedicated dining area within the kitchen, creating an ideal setting for family meals, casual dining or hosting friends.





Upstairs, the property continues to impress with two generously sized double bedrooms. Both rooms offer excellent proportions and comfortable living space. The principal bedroom is especially striking, featuring a stylish exposed brick feature wall that adds character and a contemporary design element, creating a truly unique and relaxing retreat. Completing the internal accommodation is the luxurious family bathroom, finished to an exceptional standard. Fully tiled for a sleek and modern finish, the bathroom benefits from a shower positioned over a spa-style jacuzzi bath, providing the perfect place to unwind after a long day.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



Externally, the property is nothing short of magnificent. To the front, a large triple driveway provides generous off-street parking. The rear garden has been beautifully landscaped and thoughtfully designed over two levels, offering a fantastic blend of patio areas, lawn and slabbed sections that are perfect for outdoor dining, relaxing or entertaining during the warmer months.

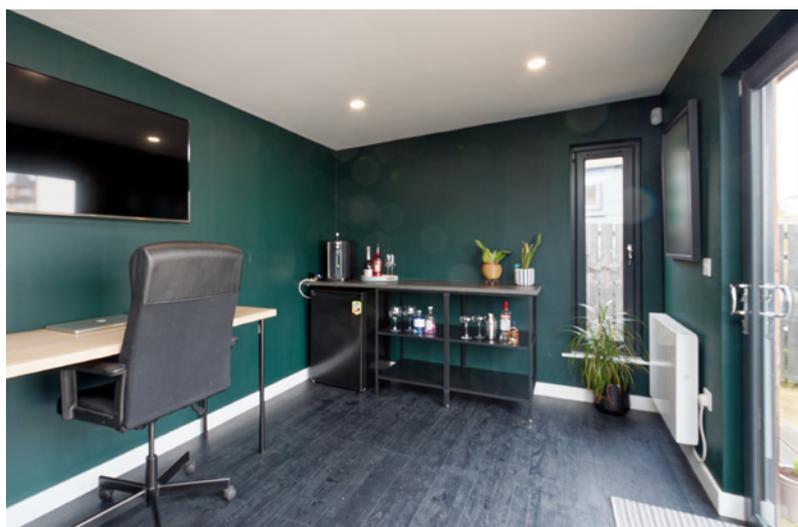
# EXTERNALS



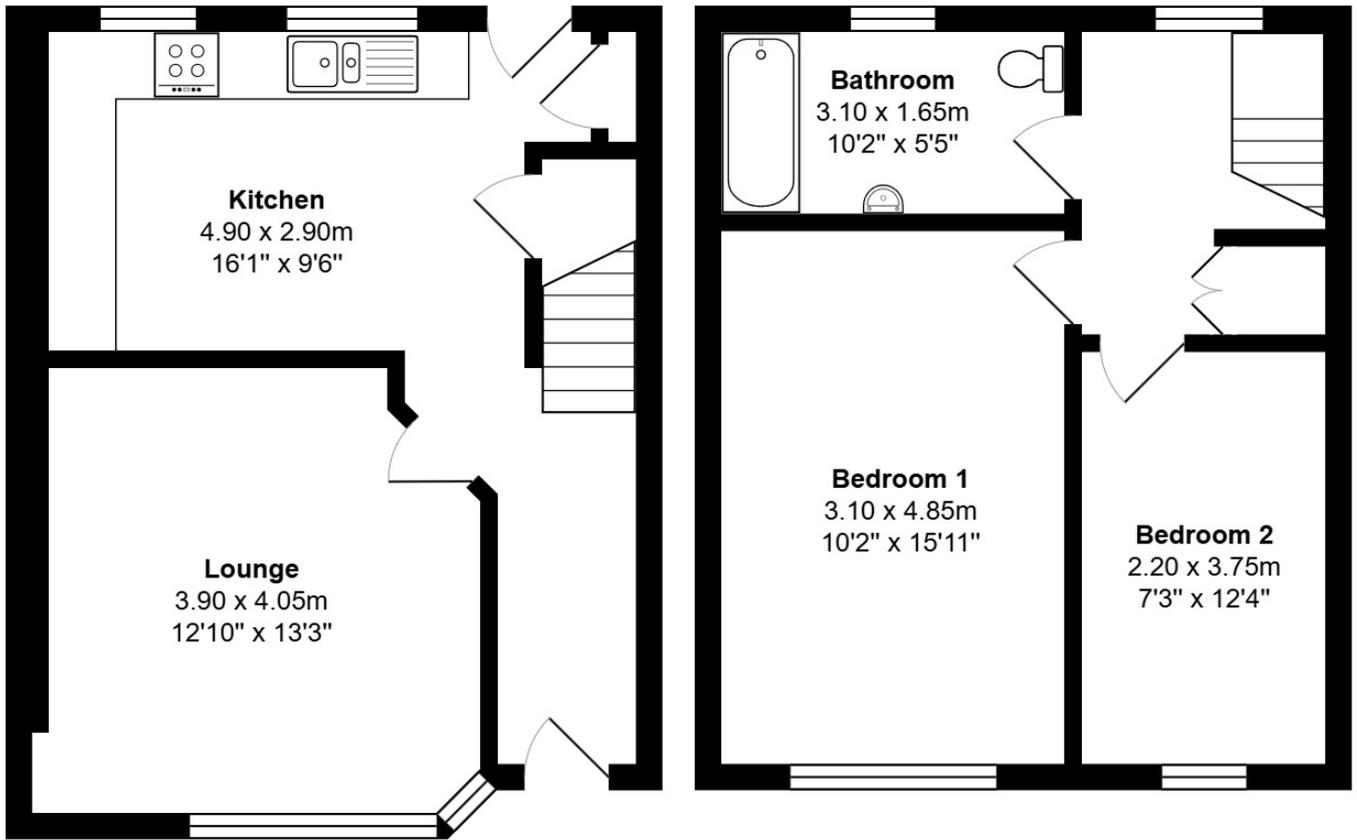
The true jewel in the crown of this home is the stunning garden cabin. This impressive additional space is fully equipped with WiFi, a plasma TV and a fridge, making it an incredibly versatile extension of the home. Whether used as a home office, summer house, entertainment space, gym or even a small business workspace, it offers endless possibilities and adds tremendous lifestyle value to the property. Furthermore, the current owner has secured full planning permission for a double-storey extension. The approved plans will be passed on to the new owners, meaning the hard work has already been done; all that's left is to appoint a builder and bring the vision to life.

With its impeccable presentation, stylish interiors and remarkable outdoor features, this outstanding home truly ticks every box. Early viewing is highly recommended to fully appreciate everything this remarkable property has to offer.

# THE GARDEN CABIN

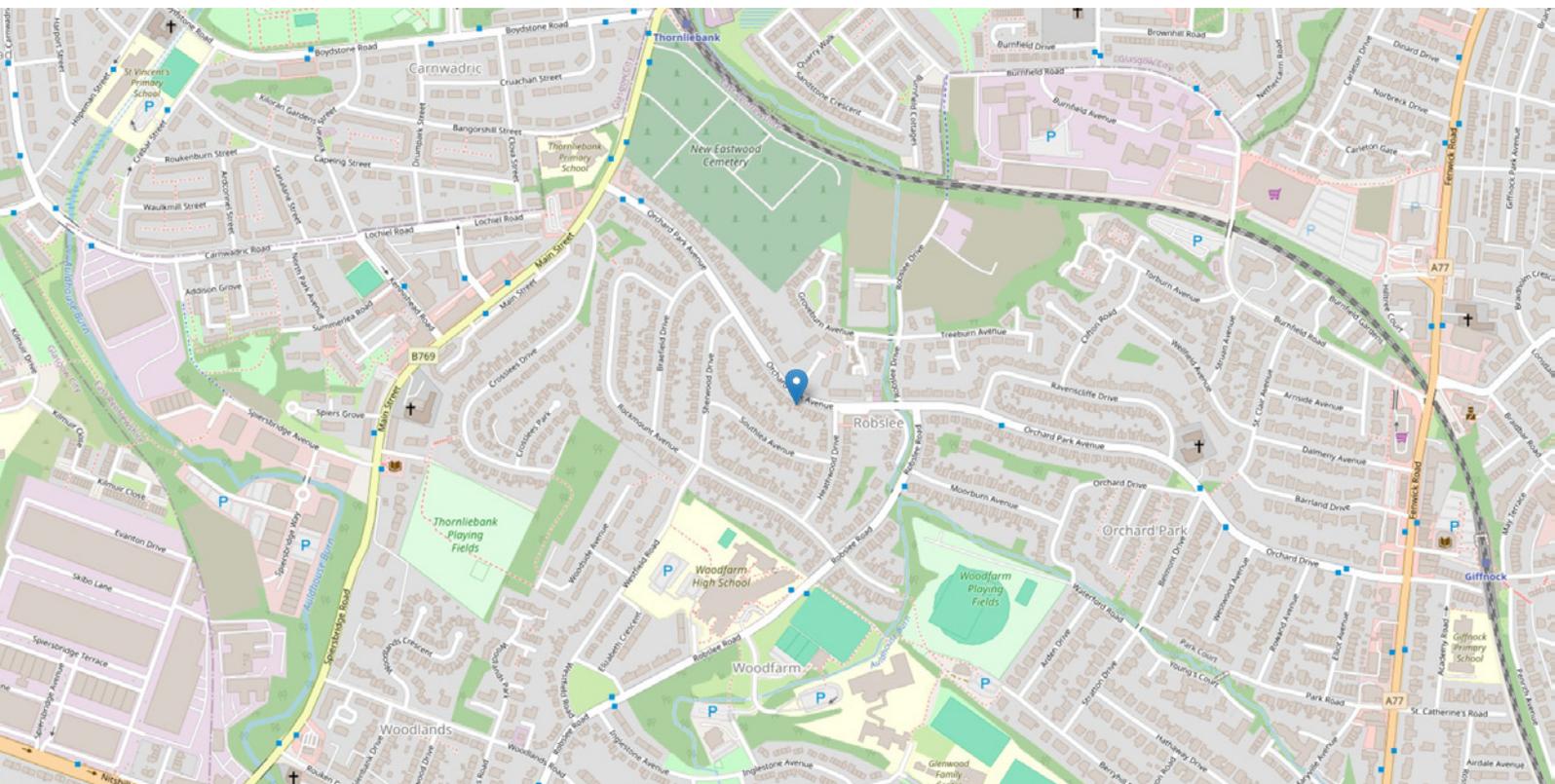


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Thornliebank is a highly popular residential area located to the south of Glasgow, known for its excellent local amenities, strong transport links and welcoming community feel. The area offers the perfect balance of peaceful suburban living while remaining within easy reach of Glasgow's vibrant city centre. A wide range of everyday amenities can be found locally, including shops, cafés and supermarkets, while larger retail options are available nearby at Silverburn Shopping Centre, one of Scotland's premier shopping and leisure destinations offering an extensive selection of retail stores, restaurants and entertainment facilities.





The area benefits from excellent public transport connections, with Thornliebank railway station providing regular services into Glasgow Central, making it ideal for commuters. There are also frequent bus services and convenient access to major road networks, including the M77 and M8, allowing for easy travel across the city and beyond.

For those who enjoy the outdoors, residents are well placed for a number of nearby parks and green spaces, including the beautiful Rouken Glen Park, which offers scenic walks, gardens, a boating pond and leisure facilities. With its excellent amenities, strong transport links and close proximity to both Glasgow city centre and beautiful green spaces, Thornliebank continues to be a popular choice for a wide range of buyers.



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