




McEwan Fraser Legal
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7 Drumoyne Avenue

GLASGOW, G51 4AP



Glasgow

The very popular area of Linthouse is perfectly placed to live and commute from. Bus and rail links to the City Centre are achieved in less than fifteen minutes and for those commuting by car the main motorway links and the Clyde tunnel are only five minutes away.

There are a number of parks for walks such as 'Elder Park' close by and even the nightlife of the 'West End' is only a short taxi ride away.



7 Drumoyne Avenue

We are delighted to introduce to the market, this superb family home which has not only been upgraded and lovingly cared for but retains a huge amount of original period features. The property provides substantial accommodation and living space for any family to enjoy. Beautifully nestled in a terraced position in a very popular family friendly area that is both central and has great amenities within easy reach, this is sure to be a very popular listing for those who love quality modern attributes blended with originality and timeless classic features.

The accommodation consists of a welcoming entrance, leading to a very spacious, bright and airy lounge/diner which contains a stunning original open fire and feature fireplace. The room exudes a real sense of grandeur and relaxation, no doubt helped by the tall ceiling and skirtings, stripped floorboards and doors, original feature fireplace, intricate cornice work and original wood panelling that surrounds the large bay window. It makes a relaxing place to sit at the end of a long day. The dining room could easily lend itself to any number of other uses including a snug/study room and the fantastic Aga range is really something quite unique and special these days.

The kitchen is in an extended area of the home and is both modern and well-appointed, it is finished in a great range of light wood cabinets with contrasting worktops. This lovely hub of the family home benefits from a gas hob and electric oven, with ample space for the free-standing fridge freezer and dishwasher. The kitchen leads through to the utility/cloakroom which provides ample space for a washing machine, tumble drier and sink with lots of extra storage cupboards along with a handy downstairs toilet. The tiled family bathroom is located on the half landing and the stained glass panels leading to it are simply beautiful. The bathroom itself has recently had a complete makeover and looks absolutely fantastic. Bright, spacious and beautifully appointed with a white suite which includes a bath and a standalone quadrant.

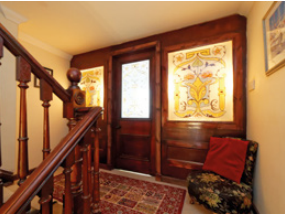
There are four large bedrooms in this lovely home, all benefiting from plenty of natural light and ample room for freestanding furniture. The original fireplaces are still in place and continue the continuity of the properties heritage.

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

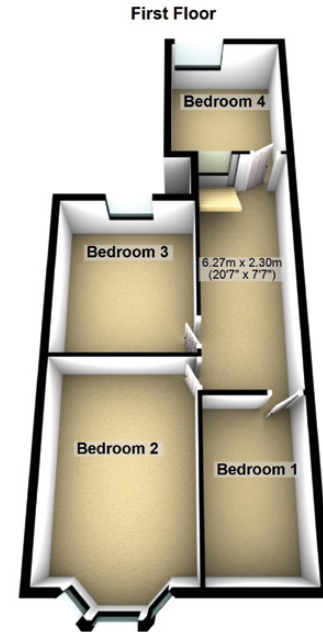
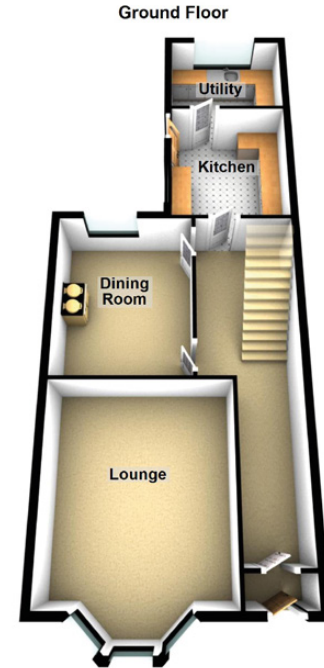
The rear garden is both pet and child-friendly, with a lawn and decked area, it makes a perfect spot to relax on sunnier days. Parking is on street. It is true to say in this case that this is a property that genuinely is rarely seen on the market today. The heritage of it points to long periods of ownership by the same families which has also been the reason so many beautiful and rare features have been lovingly retained and left intact.

Early viewing is advised for any family looking for a truly unique high quality character property that is almost as authentic as when it was built some 109 years ago. A real Gem.





Property Specifications



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 4.20m (13'9")
Kitchen	3.30m (10'10") x 3.00m (9'10")
Dining Room	4.40m (14'5") x 3.30m (10'10")
Utility	3.00m (9'10") x 2.20m (7'3")
Bedroom 1	3.90m (12'10") x 2.30m (7'7")
Bedroom 2	4.80m (15'9") x 3.40m (11'2")
Bedroom 3	4.00m (13'1") x 3.30m (10'10")
Bedroom 4	3.60m (11'10") x 3.00m (9'10")
Bathroom	2.90m (9'6") x 2.50m (8'2")

Gross internal floor area (m²): 150 EPC Rating: D

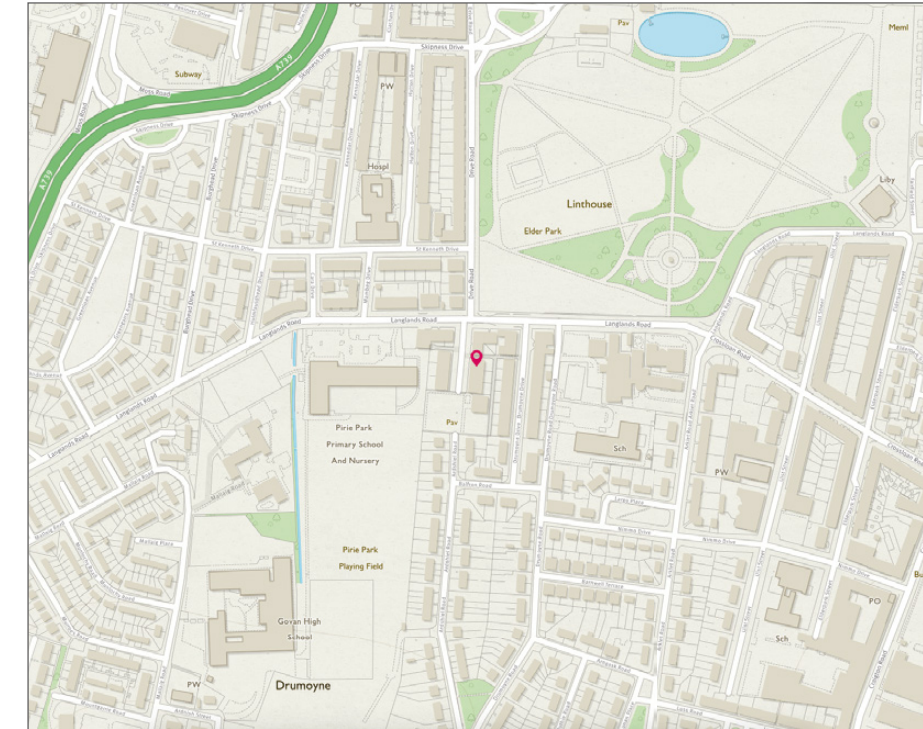


Image credit: <https://www.vladan-surveys.co.uk/images/>



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