

# 3 Whitworth Gate

GLASGOW, G20 9JH



*Excellent three-bedroom mid-terrace home, set in  
a popular location, family-friendly area*



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We are delighted to offer to the market this beautiful three bedroom family home. Set in a perfect and secure mid-terrace position, in a quiet cul-de-sac with a great neighbourly spirit all around it, it's ideal for any family. This area is always very popular, due in part to some of the traditional values preferred by families, - the streets are quiet and everybody actually knows each other.

# THE LIVING ROOM



Accommodation comprises a bright and welcoming living room benefiting from lots of natural light.

The generously proportioned kitchen diner is a great place to serve up a marvellous meal, with white units, gas hob, electric oven, integrated dishwasher and space for a freestanding fridge freezer.



# THE KITCHEN/DINER







The downstairs WC is a handy addition for any busy family and if required could house the tumble dryer. The family bathroom is tiled with a mains shower over the bath, ensuring an endless supply of hot water for long refreshing showers. There are three good sized bedrooms, all bright and welcoming with two doubles and one single, two of which have built-in storage.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





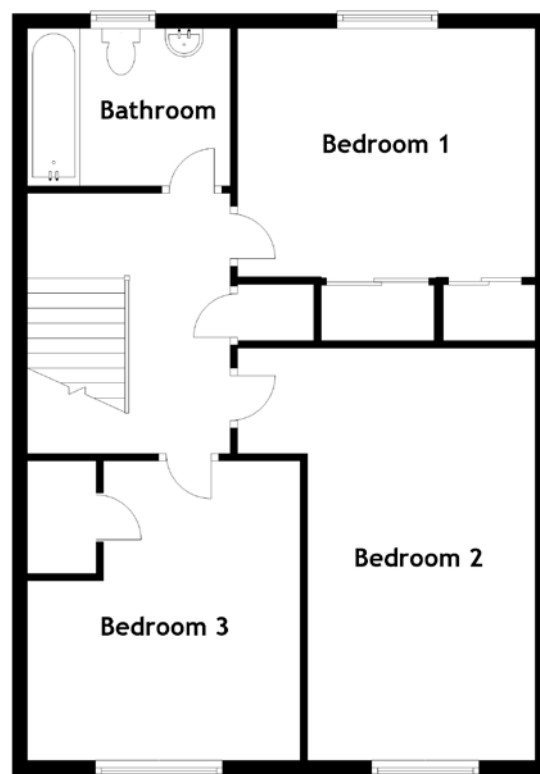
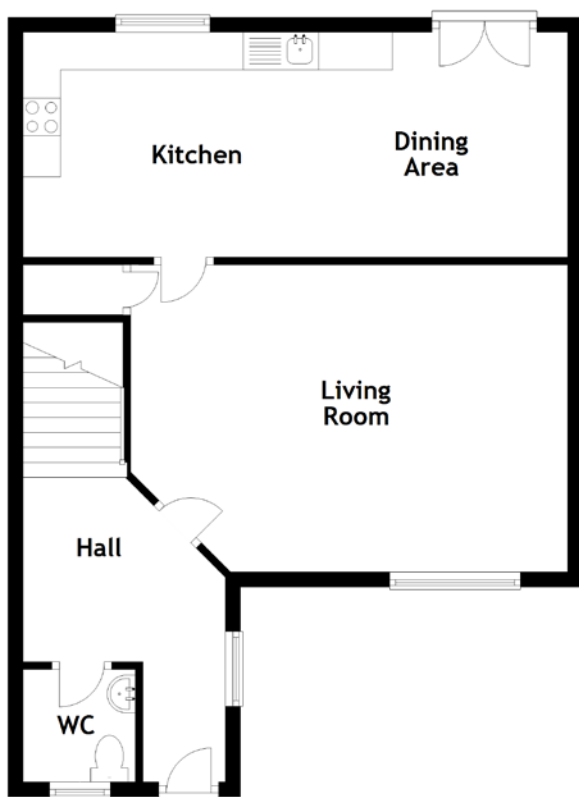
Double glazing and gas central heating keeps the house warm and comfortable. Residents parking is adjacent to the front of the property and the garden is secure and child friendly. This is a home that is sure to appeal to a wide swathe of buyers given it ticks many boxes; Popular location, Great accommodation, Excellent value for money, Close to the West end and all its amenities. Early viewing is advised.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

WC	1.50m (4'11") x 1.50m (4'11")
Living Room	4.77m (15'8") x 4.10m (13'5")
Kitchen	5.71m (18'9") x 3.00m (9'10")
Bathroom	2.10m (6'11") x 2.00m (6'7")
Bedroom 1	3.60m (11'10") x 3.10m (10'2")
Bedroom 2	5.50m (18'1") x 3.60m (11'10")

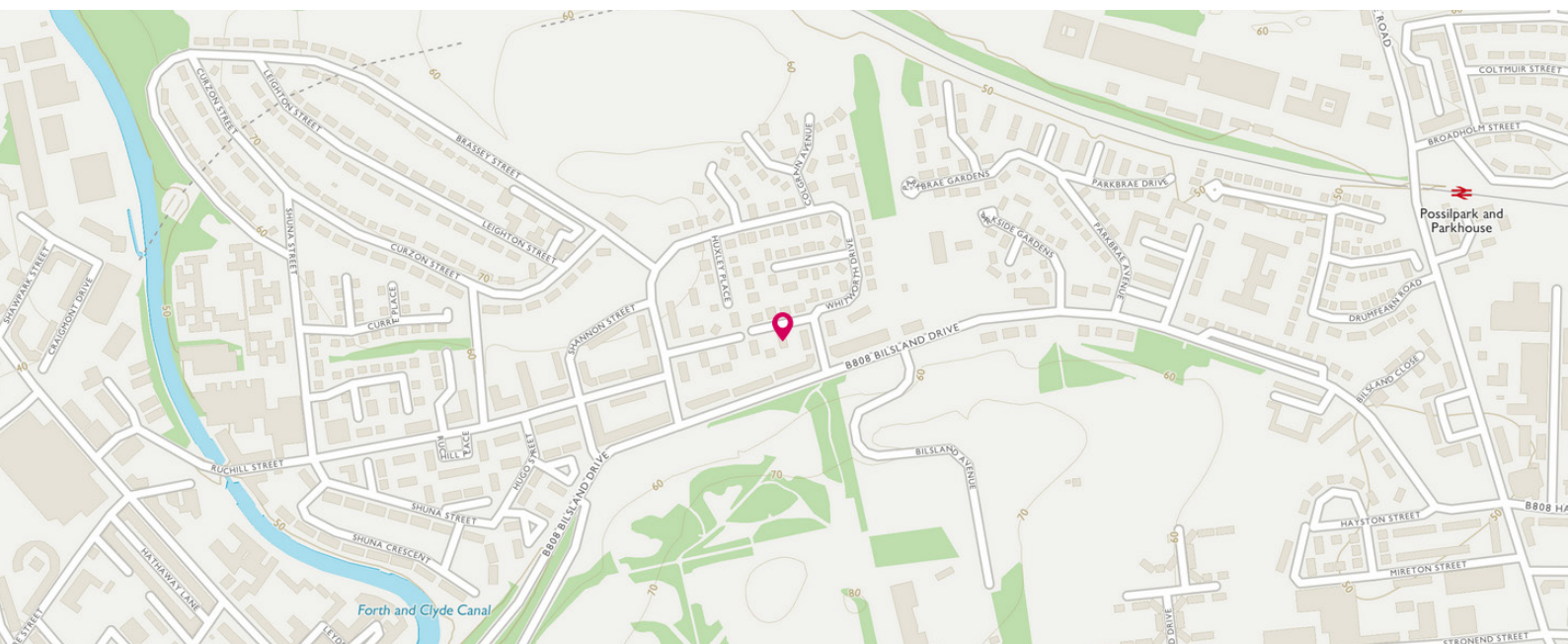
Bedroom 3

3.12m (10'3") x 2.72m (8'11")

Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup>

EPC Rating: C

Extras (included in the sale): Furniture and freestanding appliances may be available by separate negotiation.





# THE LOCATION

The popular area of Ruchill is a great place to call home and this property is situated perfectly to enjoy the best of both worlds. The country feel in a quiet estate on the edge of town, but still within walking distance of Byres road and the trendy West End. A glance at satellite photos shows the area peacefully positioned between Ruchill Park and Ruchill golf course, with a wooded area immediately to the rear.







For those commuting further afield, the main motorway links are only five minutes drive away. There are also a good range of local nurseries and schools and plenty of options for daily household shopping. The abundance of local leisure facilities, many within walking distance, range from white water kayaking at Pinkston, through many varied attractions, to the local squash and golf clubs. Easy access to the extensive Forth and Clyde canal paths provide further opportunities for transport and activity.



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