

# 27 Prince of Wales Gardens

MARYHILL, GLASGOW, G20 0AS



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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We are delighted to bring to the market this excellent three bedroom semi-detached bungalow, beautifully extended through an attic conversion, which now offers accommodation totalling three bedrooms, an en-suite and a conservatory. The property is nestled in a popular family friendly street that's known for its neighbourly spirit. Traditional values that make a street a real community are very much alive here, everybody actually knows each other and the cul de sac is relaxed, secure and friendly.

This delightful and charming property makes a perfect place to come home to and it's presented in walk-in condition.

**27 Prince of Wales Gardens**





The lovely upgraded accommodation comprises of a bright and spacious lounge with a feature fireplace and living flame gas fire. The shape of the room would suit a range of furniture configurations.







The white wood kitchen looks super clean and makes a fantastic hub around mealtimes. It's perfect for the home, finished in a lovely range of fitted units, with an electric oven and gas hob, integrated fridge freezer and space for a free-standing washing machine. It's a well-equipped space for any chef to serve up a marvellous meal.

Leaving the kitchen leads out perfectly to a large Conservatory and private back garden area. This area of the house is very relaxing and private.

The property also benefits from a dining room which has access to the rear garden.







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The shower room is bright and fresh, finished in a white suite with an electric shower within a square enclosure. There's always an instant supply of hot water for refreshing showers.

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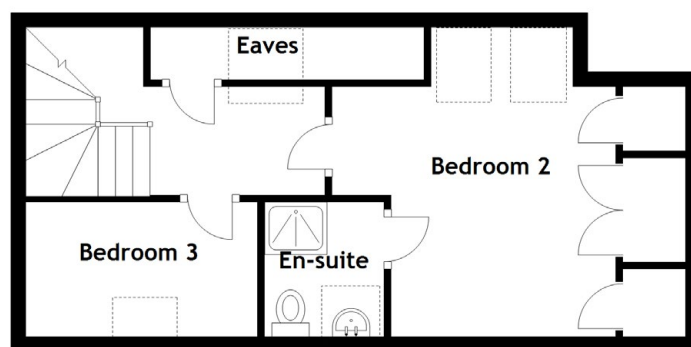
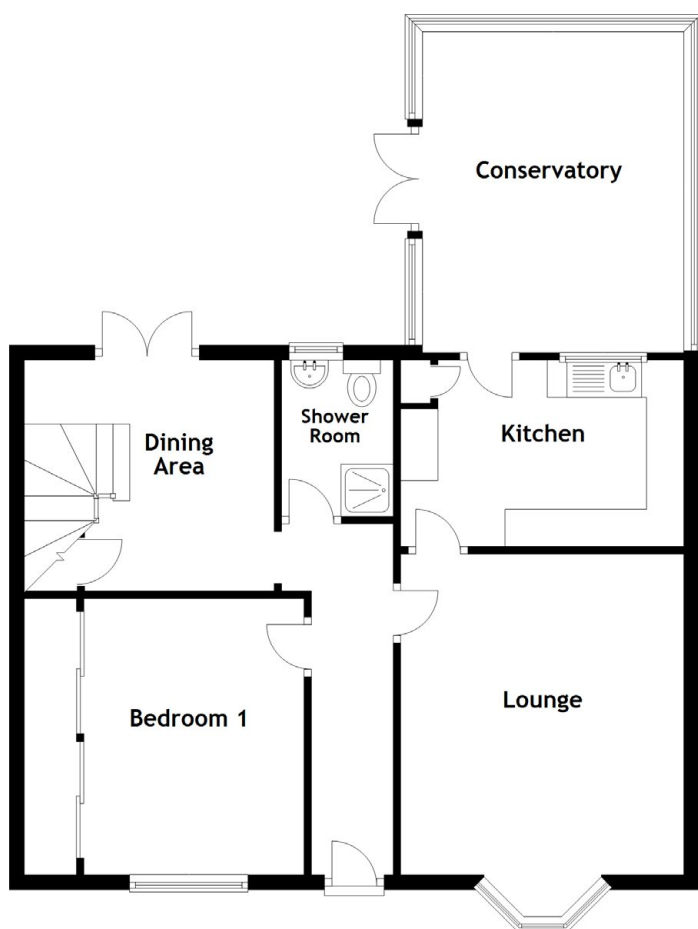
There are three good sized bedrooms in this lovely home, all with ample space for free-standing furniture, the master has built-in wall-to-wall wardrobes that help to keep the room clutter-free. The master bedroom also benefits from an en-suite shower room. There is also ample cupboard space throughout the property to help keep everything clutter-free and in its place.



## Bedroom 2







Approximate Dimensions  
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.80m (12'5")
Kitchen	3.80m (12'5") x 2.50m (8'2")
Dining Area	3.35m (11') x 3.10m (10'2")
Conservatory	4.30m (14'1") x 3.50m (11'6")
Bedroom 1	3.70m (12'2") x 2.95m (9'8")
Shower Room	2.10m (6'11") x 1.50m (4'11")
Bedroom 2	4.00m (13'2") x 3.80m (12'5")
En-suite	1.80m (5'11") x 1.60m (5'3")
Bedroom 3	3.10m (10'2") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 100m<sup>2</sup>

EPC Rating: D

Buyer's Premium Value: £3060





The home is kept warm and comfortable via double glazing and gas central heating. The gardens are very well kept, with the rear garden space being secure, low maintenance and child-friendly. There's a summer house and a garage. On sunnier days the garden offers a great place to relax, unwind and enjoy a coffee or a glass of wine at the end of a hard day.

Parking is gated and off-street on the sizeable driveway to the side aspect. This great home would make an ideal buy for young couples, families or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised for anyone seeking a walk-in condition property with loads of charm and appeal.



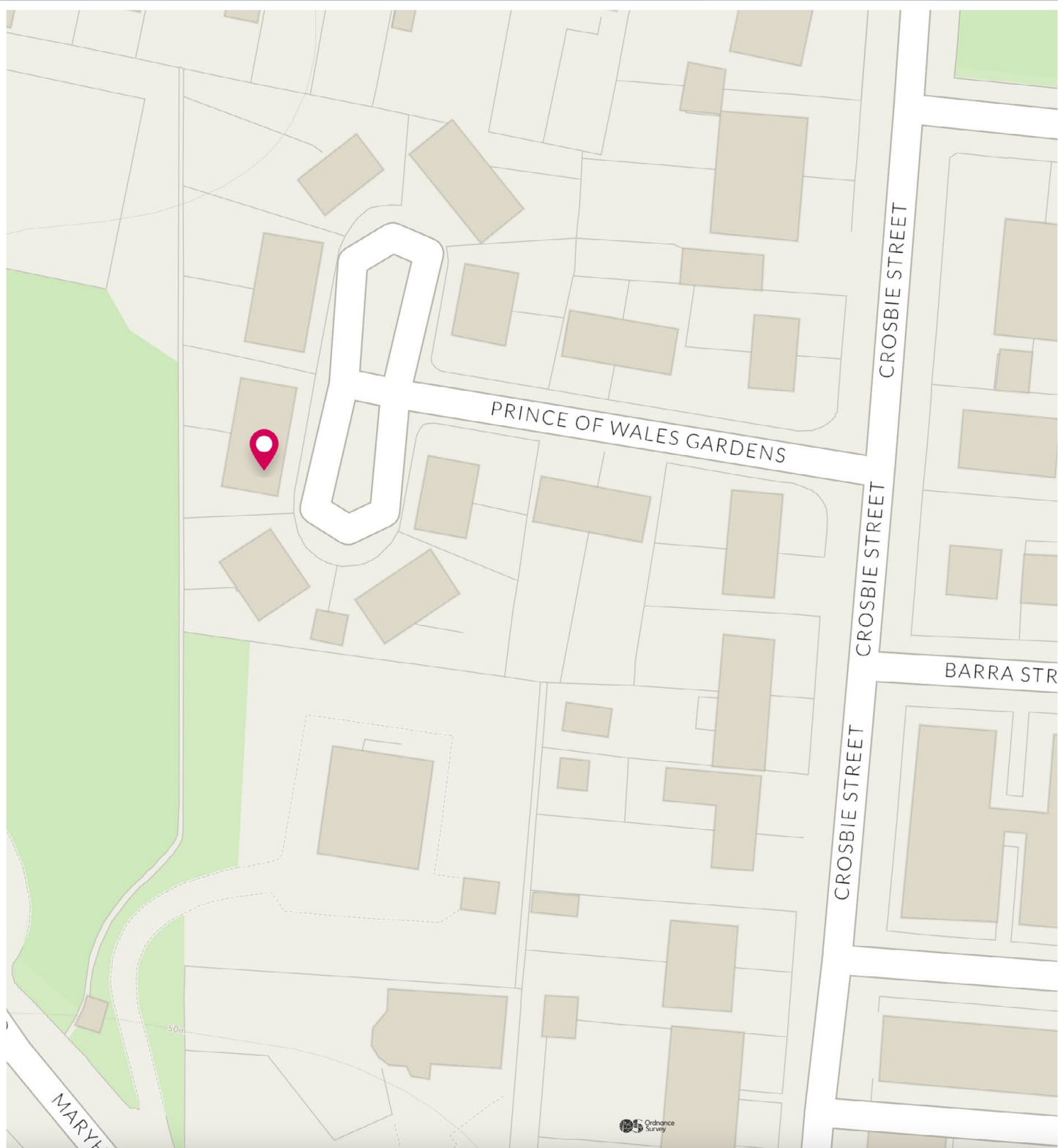


27 Prince of Wales Gardens is a great place to live and commute from. The transport links by bus and rail are frequent and it's a mere 15 minutes to the heart of Glasgow city centre for some of the best shopping in the UK including the vibrant Merchant City. Nearby there's the fantastic social life of Byres Road and the vibrant West End, offering shops, restaurants, pubs and an amazing range of great events all within easy reach.

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 a good range of schools and amenities within easy reach making it a very popular place to call home.

## The Location





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