

141 Bradan Avenue

YOKER, GLASGOW, G13 4JF



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



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McEwan Fraser Legal are delighted to present to the market this immaculately finished home in a popular location. Right from the outset, this property has plenty of kerb appeal. With a two-car monobloc driveway and tidy lawn to the front. The bright entrance hallway has modern quality grey laminate underfoot which is continued into the spacious lounge. This bright apartment benefits from a large window to the front and is generous enough in dimension to be flexible in accommodating various furniture configurations.





Bedroom 4 is on this ground floor level and has been a professional conversion of the former integral garage. The underfloor plumbing for the new en-suite WC has been installed to accommodate a future shower, should that be desired.



The very generous dining kitchen has seen a recent upgrade and benefits from light grey modern worksurface and base and wall-mounted units in good numbers. The gas hob and built-in electric oven and microwave are further complemented with an integrated washing machine and dishwasher. This is sure to be a terrific hub within this family home and the ideal place for any aspiring chef to prepare a tasty meal. The roomy dining area leads to the patio doors and the private and secure rear garden.





A magnificent carpeted stairway leads us to the generous apartments forming the upper accommodation. All 3 bedroom on this level are generous doubles and each boast new quality grey carpeting and built-in mirror wardrobes helping to keep the place clean and tidy.





Bedroom 1





Bedroom 2





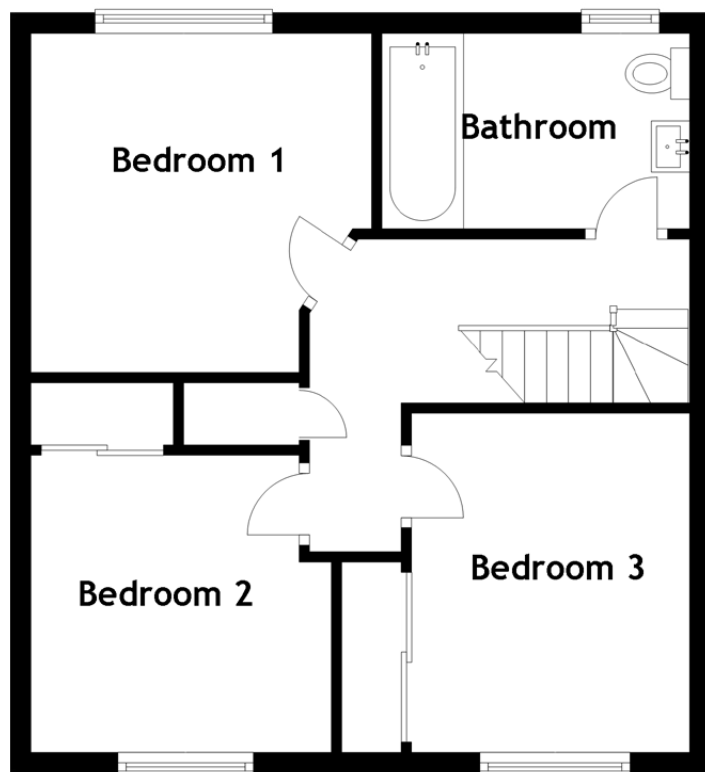
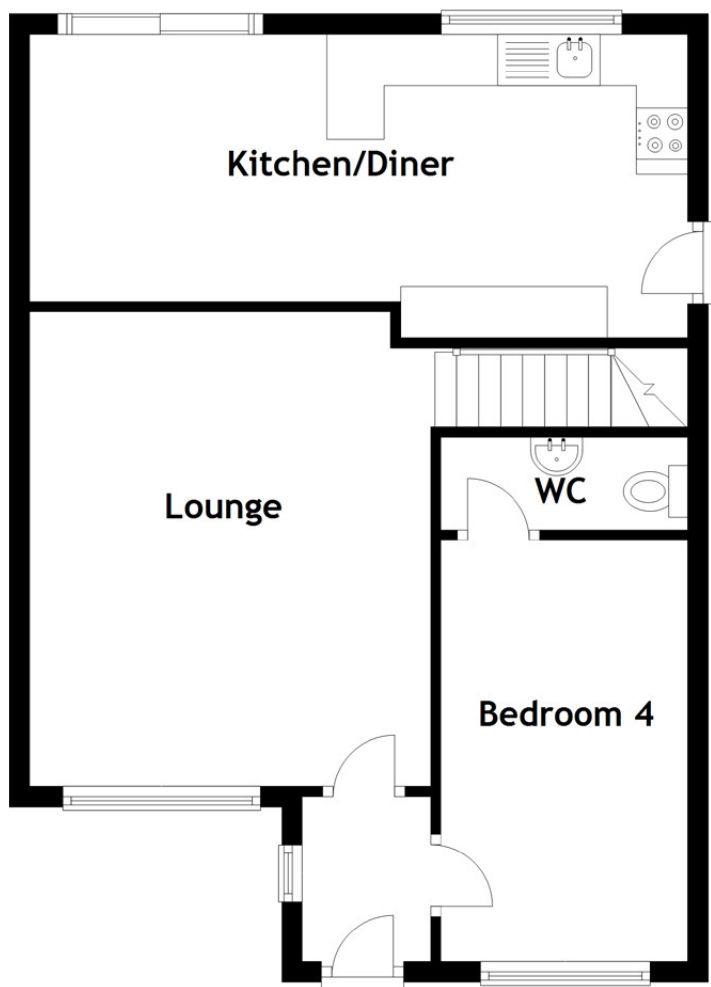
Bedroom 3





The magnificent family bathroom has also had a recent makeover. Tiled floor and walls hold a very modern white suite with gloss white storage. A dual action shower over the bath also benefits from a quality glass shower screen and is completed with a modern chrome heated towel rail.





Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	6.30m (20'8") x 2.95m (9'8")	Bathroom	3.00m (9'10") x 2.00m (6'7")
Lounge	4.50m (14'9") x 3.90m (12'10")	Gross internal floor area (m ²): 101m ² EPC Rating: C Buyer's Premium Value: £2400	
Bedroom 1	3.70m (12'2") x 3.30m (10'10")		
Bedroom 2	2.92m (9'7") x 2.89m (9'6")		
Bedroom 3	3.30m (10'10") x 2.70m (8'10")		
Bedroom 4	4.10m (13'5") x 2.50m (8'2")		

The shed boasts power and light and holds a fridge and tumble dryer. The spacious garden has a generous decked area and room for a Lazyspa hot tub, which may be available with the property. The AstroTurf lawn and slabbed patio area mean this is a terrific outdoor space to entertain friends and family.





Perfectly located, between the favoured Knightswood and Scotstounhill district of Glasgow's West End, this spacious family home is within easy access to all local shops, transport and education facilities. Dumbarton Road gives good access through to the West End, City Centre, Clyde Tunnel, expressway and motorway links to the Central Belt.

The fabulous 'SSE Hydro', Scotland's newest concert venue, is a mere ten-minute taxi ride away. Rail and bus links are evident close by and the area is well served by both primary and secondary schools. The high demand for quality accommodation in this area is further generated by health service employees at the nearby Golden Jubilee Hospital.

The Location

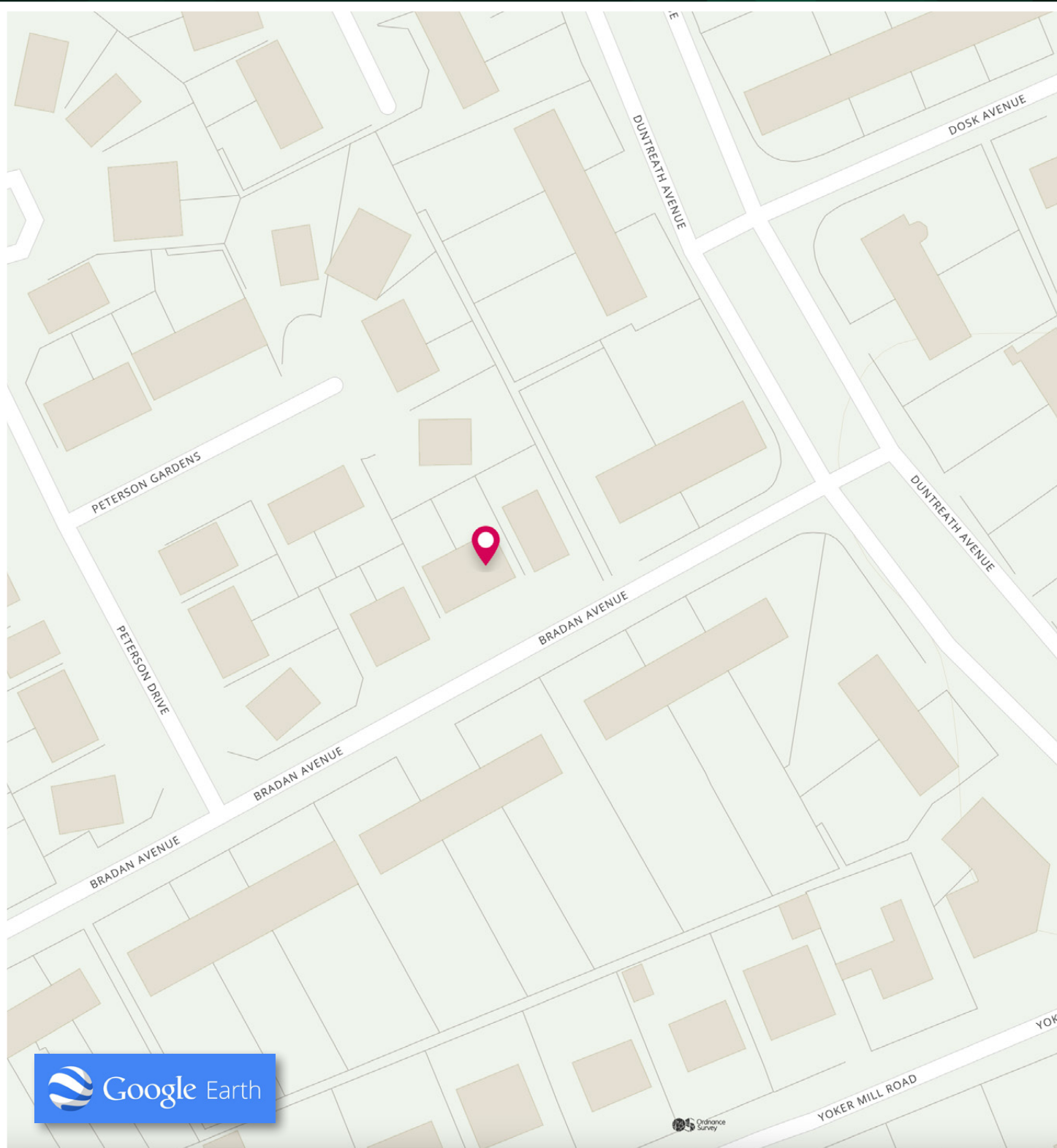


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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