

# 14 Stravanan Avenue

GLASGOW, G45 9HU



*Excellent three-bed semi, walk-in condition, popular family-friendly neighbourhood, driveway*



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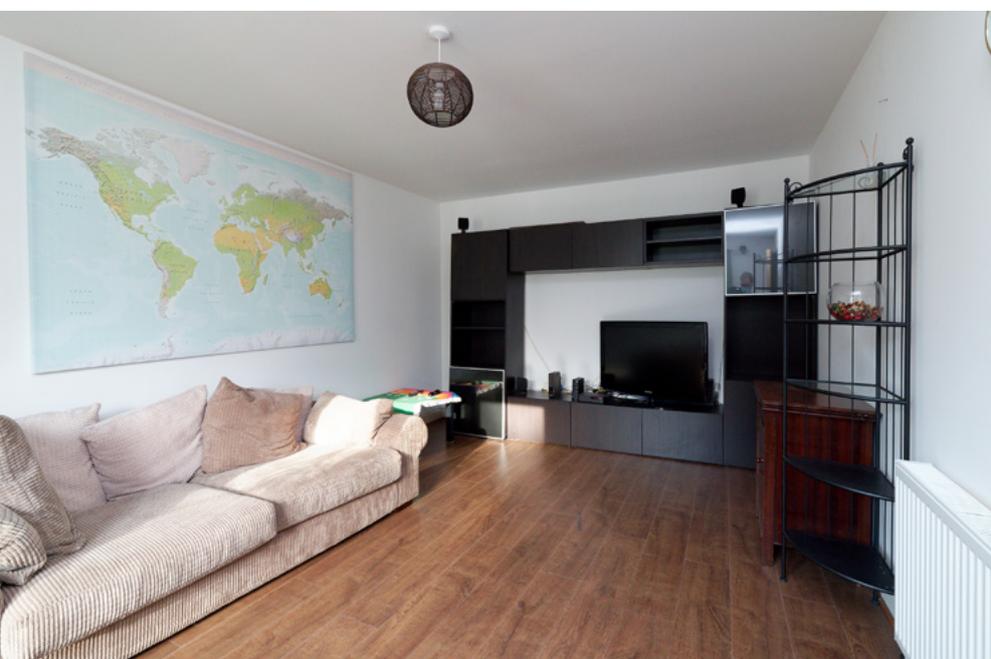


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Part Exchange available. We are delighted to bring to the market this beautiful three-bed semi-detached property, set perfectly in a quiet location. This lovely property makes a perfect place to call home, as it is presented in walk-in condition.

# THE LOUNGE



The accommodation consists of a bright and spacious lounge, which given its shape would suit a range of furniture configurations.

The dining room provides adequate space for a family dining table, just perfect for more formal dining occasions with friends and family.

# THE KITCHEN



The double-galley style kitchen is finished in a range of light wood fitted units with contrasting worktops.

Appliances include; an electric oven and hob, with ample space for the free-standing washing machine and fridge freezer. The galley style layout ensures there's an easy and efficient workspace for any chef to serve up a marvellous meal.



The downstairs cloakroom WC is a handy and welcome addition in any busy family home. The family bathroom is finished in a white suite with a bath. There are three good sized bedrooms in this lovely home, all are wonderfully bright and have ample space for free-standing furniture along with built-in storage.

## THE BATHROOM



# THE MASTER BEDROOM



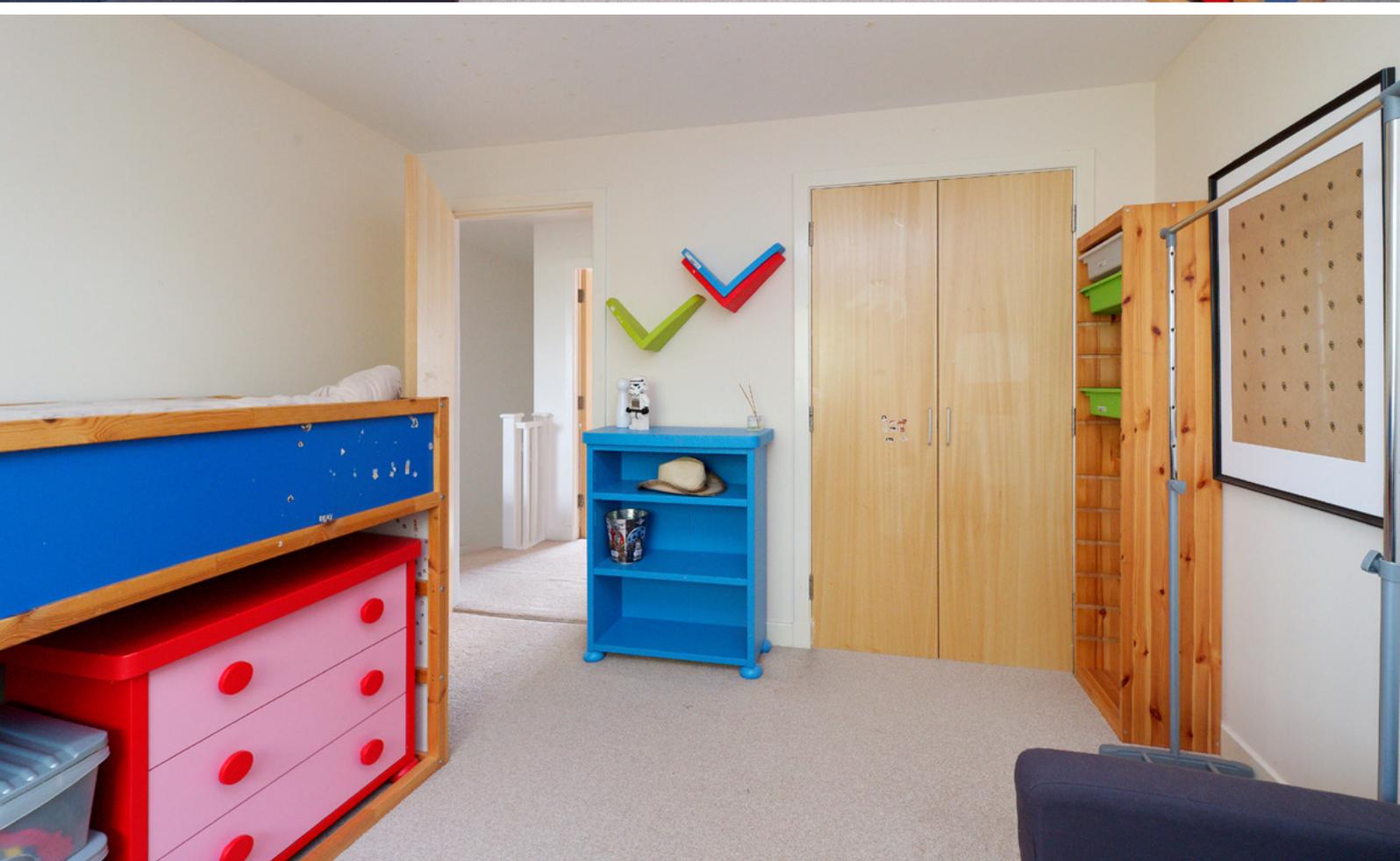
The master bedroom is en-suite with a quadrant shower along with an electric shower attachment, ensuring an instant and constant supply of hot water.



# BEDROOM 2



# BEDROOM 3



The home is kept warm and comfortable via the gas central heating and double glazing. The large rear garden space is secure and child-friendly and on sunnier days it offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day.

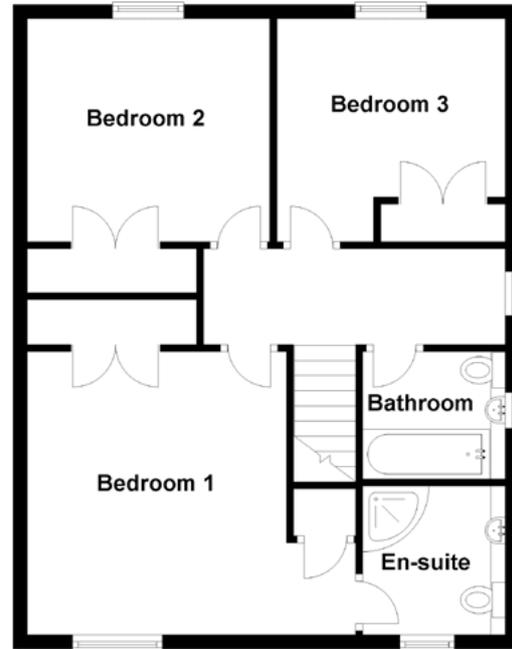
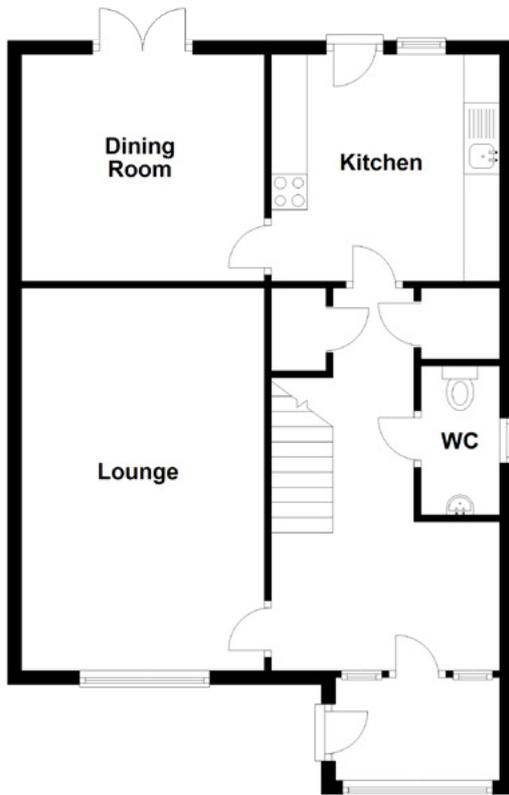
The driveway offers off-street parking for at least two cars.

This great home would make an ideal buy for any couple or even a great investment property for a 'smart' buy to let investor. Early viewing is strongly advised for anyone seeking a beautiful property in a quiet and popular location.

## THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP



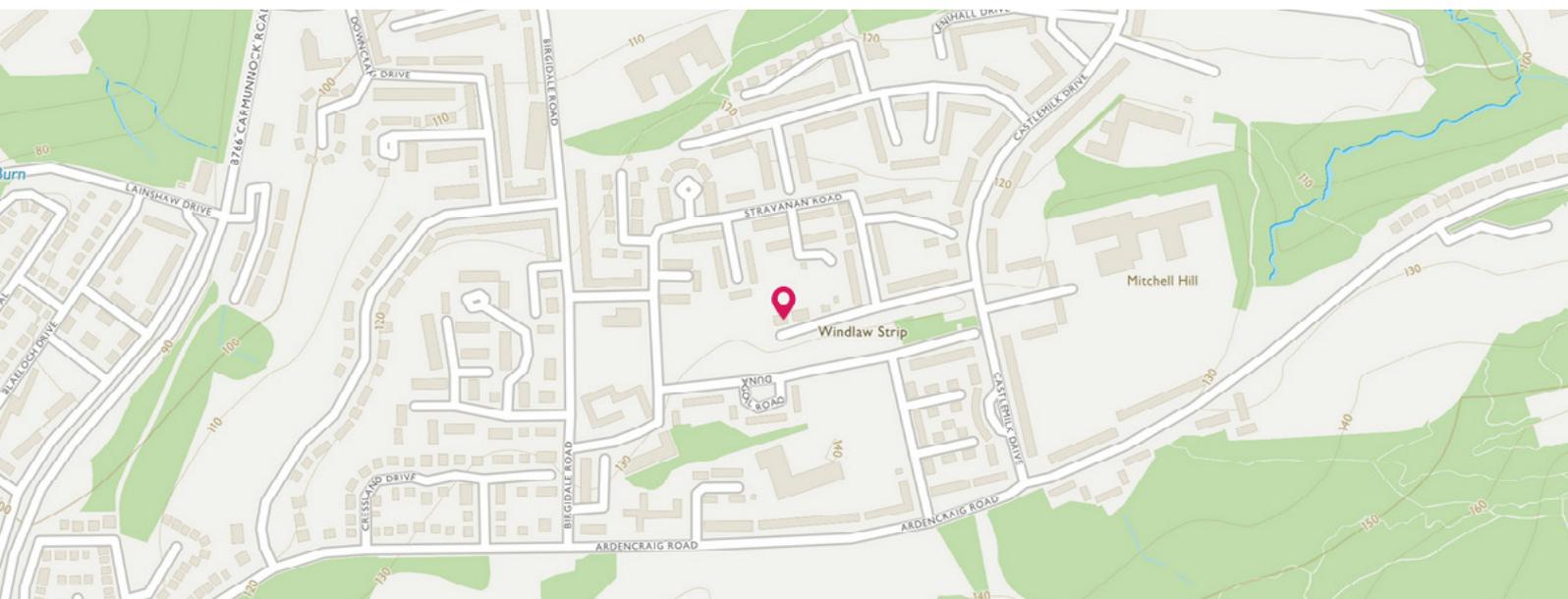
Approximate Dimensions  
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.40m (11'2")
Kitchen	3.20m (10'6") x 3.20m (10'6")
Dining Room	3.40m (11'2") x 3.20m (10'6")
WC	2.10m (6'11") x 1.10m (3'7")
Bedroom 1	4.60m (15'1") x 4.00m (13'1")
En-suite	2.10m (6'11") x 2.10m (6'11")

Bedroom 2	3.40m (11'2") x 3.15m (10'4")
Bedroom 3	3.30m (10'10") x 3.15m (10'4")
Bathroom	2.15m (7'1") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 123m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.



# THE LOCATION

This spacious and well presented property is situated in a much sought after residential locale of Castlemilk, Glasgow South. The property is placed in a popular location and is expected to attract a range of buyers.





It is conveniently placed for access to all local amenities including schools at both primary and secondary levels, local shops and superstores (ASDA in Toryglen). Public transport services, including Kings Park & Croftfoot train stations, are only a short distance away. Added to this, there is a busy bus route into the city and there are excellent road links close by, giving easy access to Glasgow City Centre and the Central Belt motorway system.



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