



*Excellent two-bedroom mid-terraced, great accommodation, very popular area.*



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We are delighted to bring to the market this lovely two bedroom mid-terraced home, set in a popular family-friendly street that is well known for its neighbourly spirit. Some of the traditional values that make a street a real community are alive here; everybody actually knows each other and the streets are safe for the kids to play out in peace.

This lovely home makes a perfect location for any young couple as it is presented in great condition, leaving the lucky new owners nothing to do except move in and start enjoying it.

## THE LOUNGE/DINER



The accommodation comprises of a spacious lounge/diner which given its shape would suit a range of furniture configurations. The bright room affords the owners plenty of space for various furniture layouts as well as space for a dining table. The patio doors flood the room with light and lead out beautifully to the decked patio area for after diner coffee or drinks on sunnier days.

# THE KITCHEN



The kitchen is perfect for the home, finished in a lovely range of light wood fitted units, with an electric oven and hob and ample space for the freestanding fridge freezer and washing machine, all helping to make it a great space for the chef to serve up a marvellous meal.



The bathroom is bright and fresh, nicely tiled and finished with a white suite with a shower over the bath, ensuring an instant supply of hot water for long refreshing showers.

# THE BATHROOM



There are two good sized bedrooms in this lovely home, both have ample space for free-standing furniture and built in mirrored wardrobes, which help to bounce the light around and offer excellent storage.

# BEDROOM 1



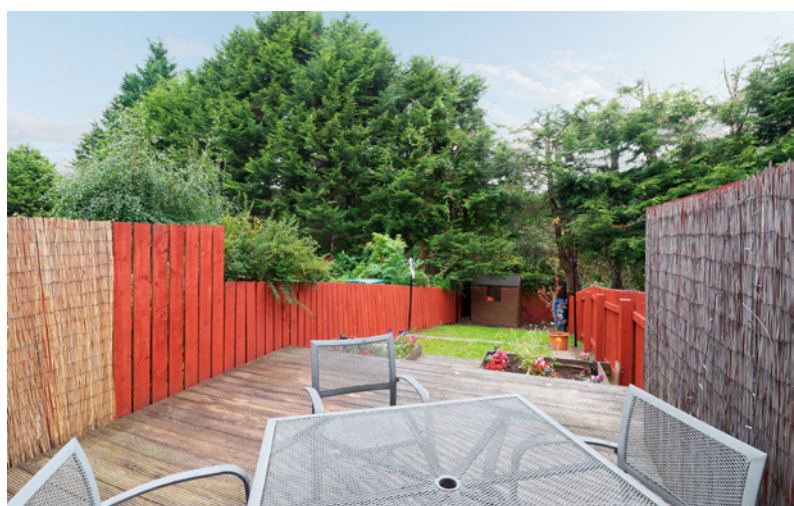
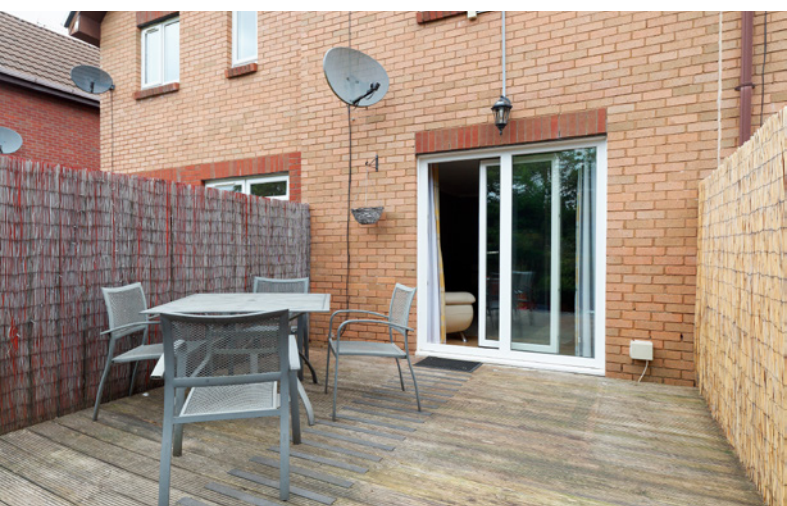
# BEDROOM 2



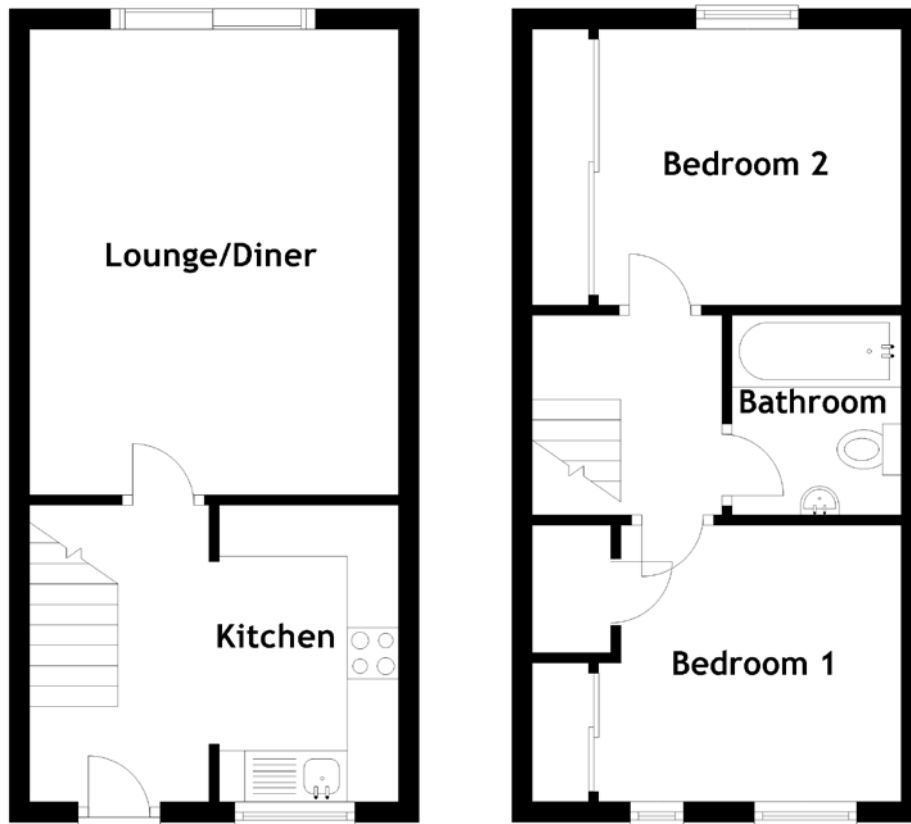
The home is kept warm and comfortable via double glazing and gas central heating. The garden space is also a real feature, low-maintenance, secure and child-friendly and on sunnier days the stunning deck area offers a great place to relax at the end of a hard day. On-street parking is plentiful to the front aspect.

This great home would make an ideal buy for first-time buyers, a small family, or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised to anyone seeking an excellent family property with all the hard work already done.

## THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP

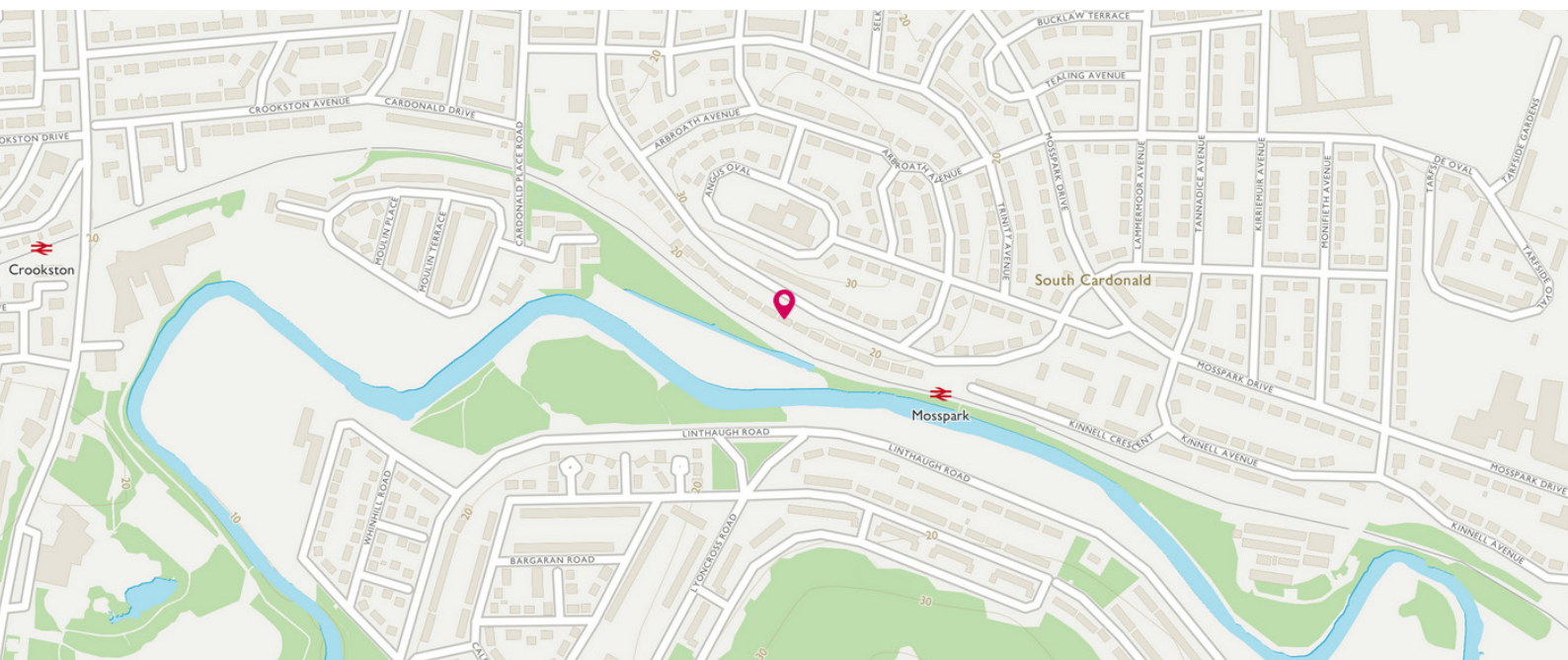


Approximate Dimensions (Taken from the widest point)

|              |                                 |
|--------------|---------------------------------|
| Lounge/Diner | 4.55m (14'11") x 3.60m (11'10") |
| Kitchen      | 2.90m (9'6") x 1.75m (5'9")     |
| Bedroom 1    | 2.95m (9'8") x 2.70m (8'10")    |
| Bedroom 2    | 2.95m (9'8") x 2.70m (8'10")    |
| Bathroom     | 1.95m (6'5") x 1.65m (5'5")     |

Gross internal floor area (m<sup>2</sup>): 55m<sup>2</sup>  
EPC Rating: C

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





# THE LOCATION

The ever-popular area of Mosspark is widely regarded as a very pleasant area to live in.





Developed between the First and Second World wars by Glasgow City Council as a showpiece of low-density good quality housing, surrounded by an abundance of tree-lined green space.

All amenities are within easy reach and the main motorway links provide easy access to all towns and cities within the central belt of Scotland.



  
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