




Solicitors & Estate Agents
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97 Loanfoot Avenue

KNIGHTSWOOD, GLASGOW, G13 3DU

Knightswood

GLASGOW, G13 3DU

Situated within the hugely popular and sought after location of Knightswood, this property would be a superb acquisition for any family, given its spacious accommodation, positioning and excellent neighbourhood community spirit.

Offering great commuting links as well as being within a short stroll to all local amenities and schooling catchments, this property also boasts an uninterrupted view over the ever-popular Knightswood golf course, as well as being a short walk from the Glasgow BMX Centre as well as 2 popular shopping areas and a major supermarket.

Motorway links are a five-minute drive and bus and rail links are also a short distance away. For relaxing, there are plenty of parks and the famous Forth and Clyde Canal makes a great cycle path for family fun times. Glasgow Warriors Stadium and Scotstoun Leisure Centre are also nearby.



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We are delighted to offer to the market this excellent semi-detached, three-bedroom home, recently refurbished and upgraded to a great standard. Among other improvements, there is a stunning new bathroom, fantastic recently refreshed kitchen, and the floored and lined loft area adds great extra storage options.

The accommodation comprises of a bright and airy lounge with a bay window that allows lots of natural light to flood the room. As with the master bedroom upstairs, the outlook is an uninterrupted view over Knightswood golf course. The lounge also benefits from generous cupboard space.

The kitchen is simply lovely, bright, fresh and finished with quality units and a red marble effect work surface. There is a hob and a new top of the range Samsung programable self-cleaning oven, as well as a new washing machine and free-standing fridge freezer. New flooring, kickboards, sealant, hardwood shelves and LED strip lighting add a touch of class to the finish.

The side door leads out beautifully to a large, secure child and pet-friendly back garden. Two patio areas offer a choice of where to relax and the high fence around the property affords welcome privacy. This is a fantastic opportunity to develop the space to add a large kitchen diner/sunroom, subject to the necessary planning consents required.

The beautiful black and white tiled family bathroom contains a stylish chrome towel radiator with a white suite and quality brushed steel rainfall shower over the custom-made oversize bath. Dimmable LEDs and an LED infinity mirror are stunning features.







There are three good sized bedrooms in this home, with room for free-standing furniture and the master having a custom-made black glass wardrobe that helps bounce the natural light around. The matching drawers and bedside cabinets may be available by separate negotiation.

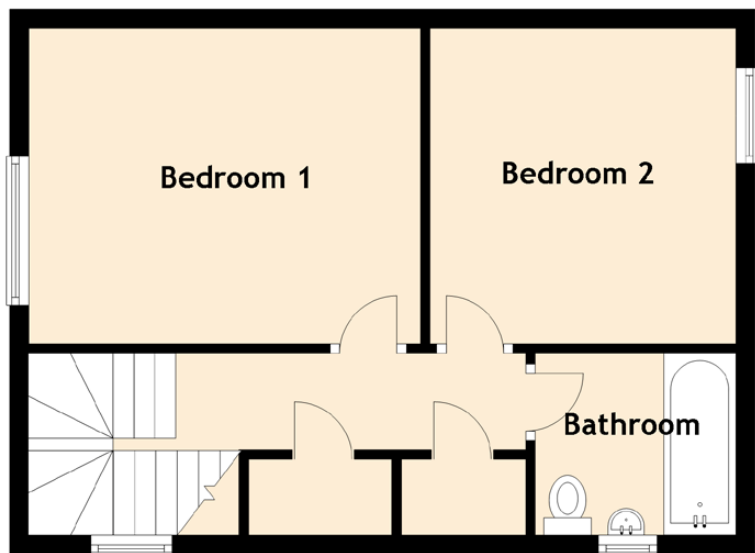
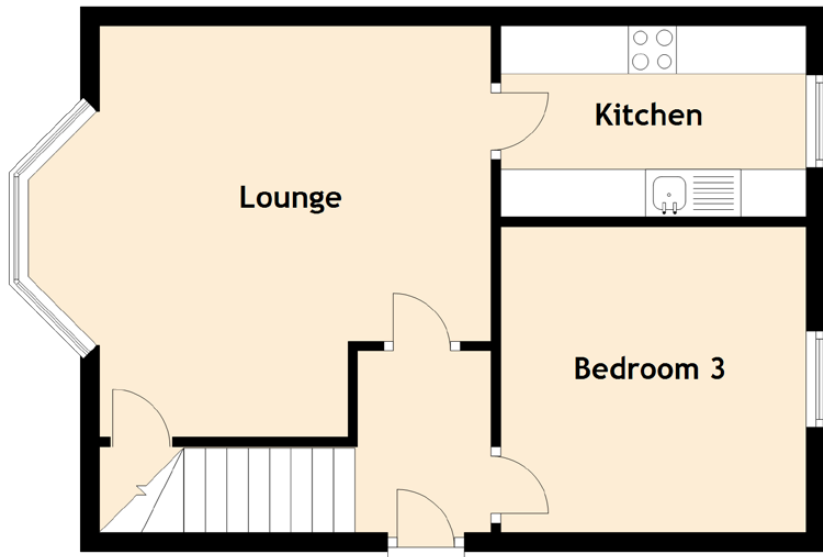
The home is kept warm and comfortable via double glazing and gas central heating. Two very generous cupboards in the upper hall make for wonderful storage space. A great deal of money and time has already been invested by the current owners, in this lovely property, which has already taken it to a fantastic level as a family home.

Additionally, the potential extension space available offers a very rare opportunity to develop something really spectacular, in an eternally popular area. As well as room in the garden, the partially floored enormous loft space has a Velux window and other properties nearby have been converted to 2 bedrooms and small WC.

Early viewing is strongly advised for any young family seeking a great home or even a Buy-To-Let investor looking for a great family home.







Specifications

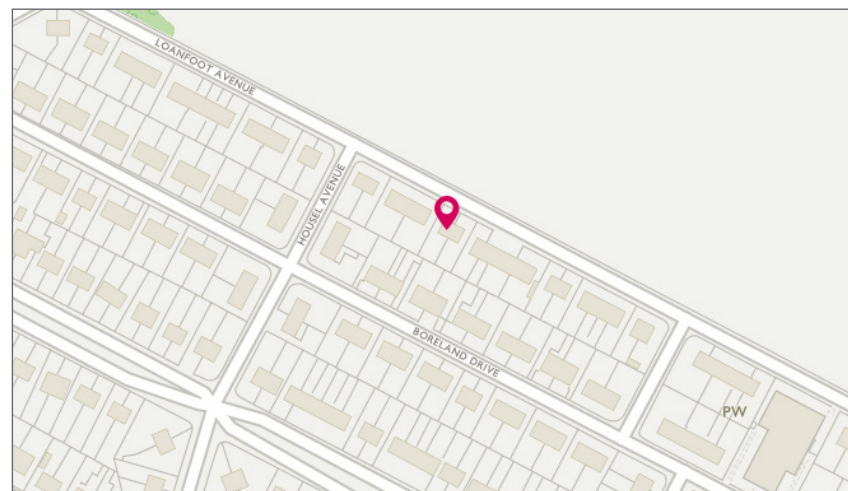
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 4.10m (13'5")
Kitchen	3.20m (10'6") x 2.00m (6'7")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")
Bedroom 2	3.40m (11'2") x 3.20m (10'6")
Bedroom 3	3.20m (10'6") x 3.20m (10'6")
Bathroom	2.10m (6'11") x 2.10m (6'11")

Gross internal floor area (m²): 80m² | EPC Rating: C

Extras (Included in the sale): Custom made drawers and bedside cabinets to match wardrobe in master bedroom may be available by separate negotiation.





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