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Semi-detached House

72 Friarscourt Avenue, Glasgow, G13 2EL

Offers Over £225,000







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Extensively improved and unique, this larger SEMI VILLA has an imaginatively altered and family friendly layout with accommodation formed over two levels. Double glazed and PVC front door onto entrance hall, impressive near 18' bay window lounge with solid fuel burning stove on a slate hearth, fully fitted 11' x 10'3 dining kitchen with French doors onto rear deck and enclosed deck. The preparation area comprises floor and wall mounted polished white veneer fronted units with mahogany veneer work tops, metro tiled splash back and integrated oven, hob and hood, large modern fitted bathroom comprising three piece suite with independent shower above bath, towel rail, ceiling mounted down lights and full height wet wall panelling around walls, deep walk-in storage with small window to side (not double glazed). First floor: 14'4 main bedroom with en-suite shower room comprising three piece suite with towel rail, two further bedrooms. The specification includes gas central heating and double glazing. There is in addition a large 15'5 x 12'2 out building which could easily comprise a home office/study or alternatively play room. The property is set amidst easily maintained private gardens including a fully enclosed rear garden. Driveway to side providing off street parking. The property is centrally situated convenient for excellent shopping including M&S Food and Aldi, public road and rail transport, schooling at primary and secondary levels. Ease of access to Anniesland Cross, West End, City Centre, Clyde Tunnel and Expressway. • Semi Villa • Near 18' bay lounge • 3 bedrooms • Fitted dining kitchen • Large bathroom • Large out building (home office/play room)



Room Dimensions

Lounge	5.37 m x 4.21 m / 17'7" x 13'10"
Kitchen	3.36 m x 3.14 m / 11'0" x 10'4"
Bedroom 1	4.38 m x 4.28 m / 14'4" x 14'1"
Bedroom 2	3.36 m x 3.14 m / 11'0" x 10'4"
Bedroom 3	2.28 m x 2.12 m / 7'6" x 6'11"
Bathroom	3.14 m x 2.17 m / 10'4" x 7'1"
Ensuite	1.54 m x 1.13 m / 5'1" x 3'8"
New Item	4.70 m x 3.71 m / 15'5" x 12'2"

Entry

Insert Entry Info Here

Viewing

Tel: 0141 959 1674

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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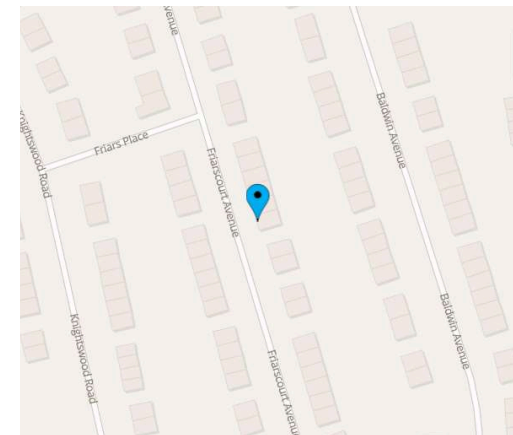
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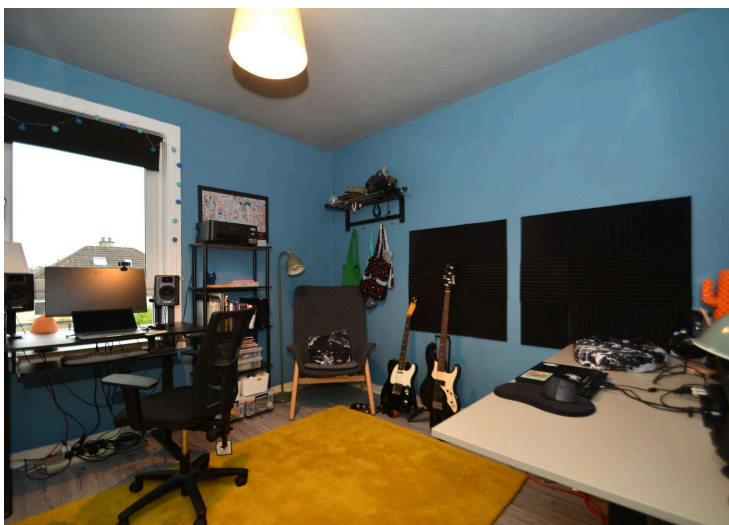






Travel Directions

Travelling west along Great Western Road from Anniesland Cross, continuing to Knightswood Cross turn right at the traffic lights onto Baldwin Avenue, third on left onto Friarscourt Avenue and number 72 is on right before the junction with Cowdenhill Road.



Ref: E499773



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