



Mid Terraced House

15 Langdale Avenue, Glasgow, G33 1DR

Offers Over £89,995



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Description

Situated in a quiet residential pocket this two bedroom mid terraced villa offers a superb opportunity for a variety of buyers. A much loved family home for over 80 years this property sits on a lovely position with a great sized rear garden and pleasant aspects in particular to the rear over the garden and neighbouring Riddrie Park. There is excellent potential to add new ideas of decor, fixtures & fittings to modernise this home.

The front door leads to a long hallway with door to the rear accessing the back garden. Inside the reception hall links to the lounge, kitchen and bathroom. A stairway leads off the reception hall to the upper floor. The lounge is a comfortable reception room with broad bay window formation adding depth to this room and framing the pleasant aspects over the front garden. The focal point of this room is the feature fire place with electric fire. The kitchen is fitted with wall and base units and worktops. There is ample space for kitchen appliances and the gas central heating boiler is housed to one wall. The bathroom has a three piece suite with over bath mains shower. A window formation to the rear lends light and there is a handy under stair storage cupboard.

Upstairs the half landing has window formation to the rear and the upper landing links to both bedrooms and an over stair cupboard. A ceiling hatch provides access to the attic space. Both bedrooms are of excellent proportion, bedroom one to the front and bedroom two to the rear. Both enjoy pleasant aspects from their respective window formations.

The windows of this property are double glazed and there is a gas fired central heating system with combination boiler.

As noted this property has excellent outdoor spaces to be enjoyed. To the front there is a shared pathway with the next door neighbour and a lawn garden. To the rear is a large garden mainly laid to lawn and enclosed by fencing.

Langdale Avenue sits just off Langdale Street and enjoys a sought after location close to a host of amenities. There are handy shops in the immediate area with further shopping facilities available at the nearby Glasgow Fort Shopping Park. There is local schooling at both primary and secondary level and Hogganfield Loch is found close by offering pleasant walks. There are convenient bus routes and commuters also have excellent road links to the M8 & M80 motorway networks and to Glasgow City Centre.



Room Dimensions

Reception hall	2.41 m x 1.19 m / 7'11" x 3'11"
Lounge	4.27 m x 4.85 m / 14'0" x 15'11"
Kitchen	3.99 m x 2.34 m / 13'1" x 7'8"
Bedroom 1	3.35 m x 4.78 m / 11'0" x 15'8"
Bedroom 2	3.91 m x 2.87 m / 12'10" x 9'5"
Bathroom	2.49 m x 1.40 m / 8'2" x 4'7"

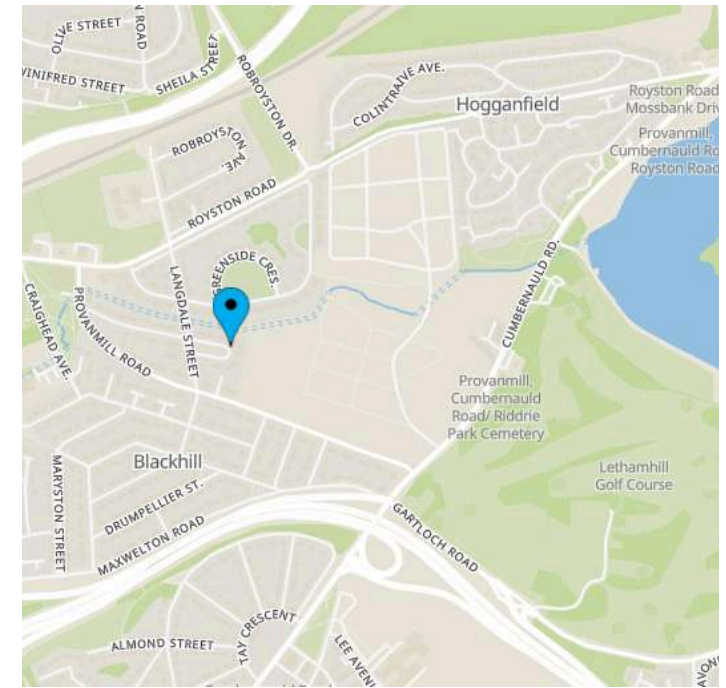
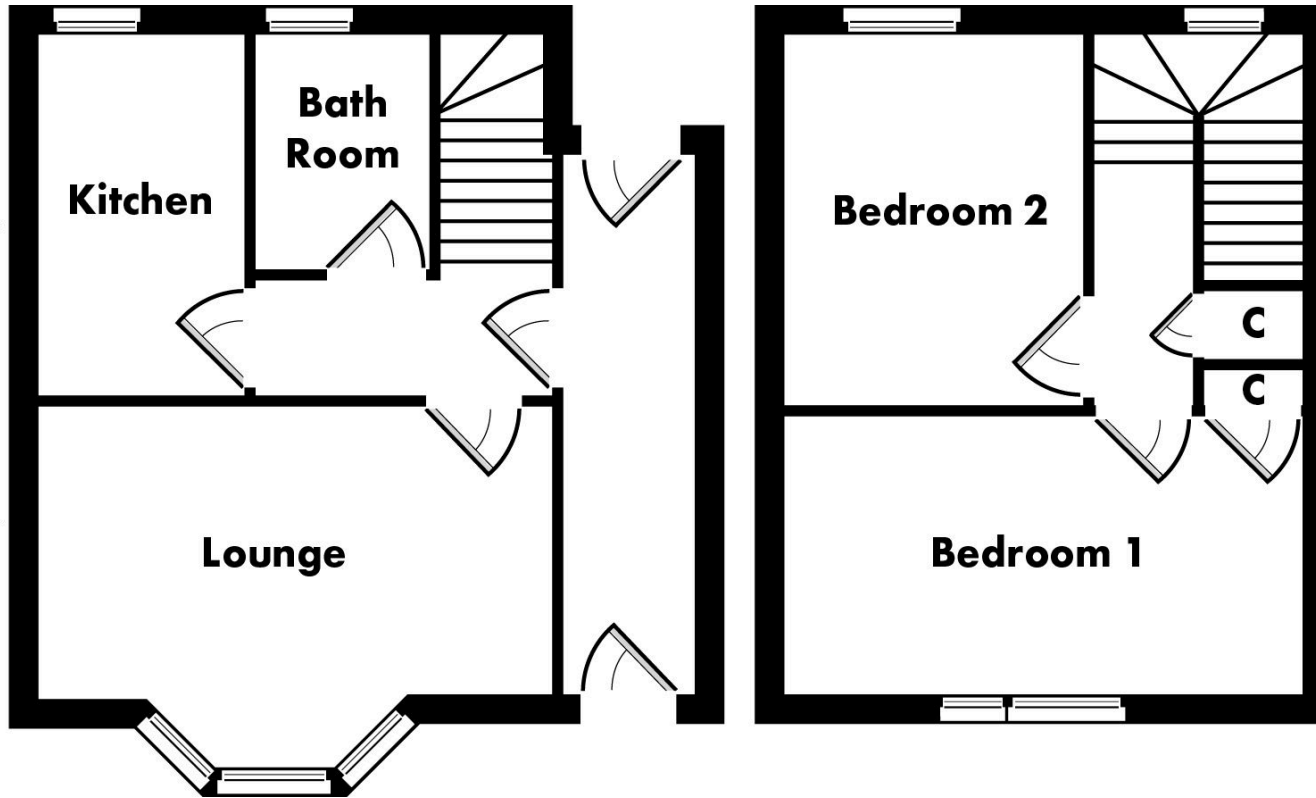
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Features

- Popular mid terraced home
- Two bedrooms
- Bay window lounge
- Kitchen and bathroom
- Gas central heating & Double glazing
- Superb gardens
- Lovely position with pleasant aspects
- Close to local amenities



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling Eastbound on the M8 take junction 12, signposted A80 Riddrie/Steps. Turn left at the traffic lights onto Cumbernauld Road and at the next traffic lights turn left onto Provanmill Road. Continue and turn right into Langdale Street and then right into Langdale Avenue where this property is located.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

Property Manager: Iain Macmillan • Telephone: **0141 331 0741**

Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
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For further information:

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