

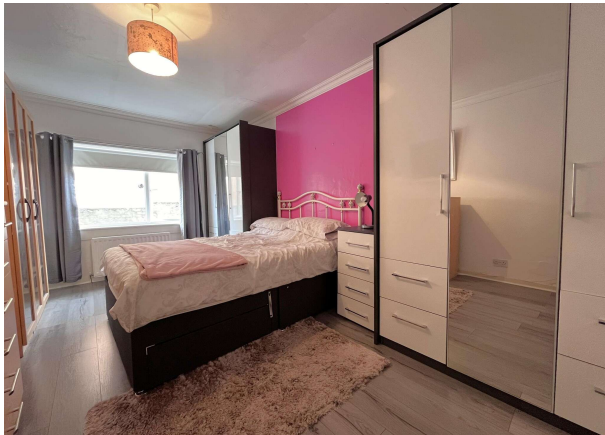


Detached Bungalow
23 Carmyle Avenue, Glasgow, G32 8HN
Offers Over £265,000



properties
Solicitors and Estate Agents





Description

Seldom available to the market this three bedroom detached bungalow offers an exciting opportunity for a variety of buyers and provides versatile accommodation all on one level with potential to develop further if so desired.

23 Carmyle Avenue has a most pleasant kerb side appearance, the landscaped front garden is stone chipped and has a central pathway leading to the storm doors. A gated driveway runs to the side and rear of the property affording off street parking for several vehicles. Worth particular mention is the fantastic rear garden which is of most generous size, has central lawn and paved areas, and provides a wonderful outdoor space to be enjoyed.

Presented to the market in excellent condition this property has a number of appealing features which include the beautifully appointed dining kitchen, re-modelled wet room, comfortable lounge and three good sized bedrooms. Furthermore the attic space is easily accessible via a fixed stairway and offers another handy space.

An entrance vestibule leads into the long hallway running through the centre of this property and linking to all rooms. A rear door leads to the garden with cupboard beside giving some handy storage space. To the front is the lounge which is a superb reception room, the focal point being the marble fire place and gas fire. A broad window formation allows plenty of natural light to flow in and overlooks the front garden.

Another highlight of this home is the stunning dining kitchen. There are a range of stylish units and worktops and space for appliances, the washing machine is not included in the sale. Window formations to the side and rear elevations lend light and the gas central heating boiler is discretely housed to one wall. All three bedrooms are of good proportion, bedrooms one and two are excellent double sized rooms and bedroom three more of a single bedroom with fitted wardrobes. A doorway from bedroom three leads to a fixed stairway to the attic space which has flooring, light and power and a velux style window to rear. The wet room completes the accommodation and again is very well presented. The walls are attractively tiled and compliment the modern fittings and the vinyl flooring. There is a Mira electric shower unit, wc and wash hand basin.

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

Carmyle Avenue enjoys a superb position on the periphery of the Mount Vernon and Carmyle districts in Glasgow's East End. There are host of local amenities close at hand including high street shopping, supermarkets, bars, restaurants and cafes. Nearby recreational facilities include Sandyhills Golf Club, Tollcross International Swimming Centre and Tollcross Park. There is excellent schooling at both primary and secondary level. Commuters are well served by local bus routes and both Carmyle and Shettleston Train Stations are nearby. There are also excellent road links to Glasgow City Centre, the M74/M73 and central belt motorway network.

Room Dimensions

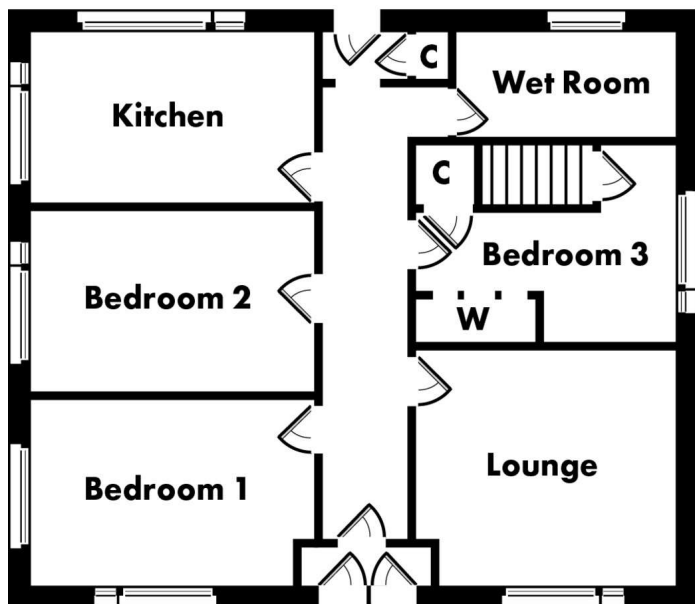
Entrance Vestibule	0.64 m x 1.96 m / 2'1" x 6'5"
Hallway	7.72 m x 1.04 m / 25'4" x 3'5"
Lounge	4.95 m x 4.50 m / 16'3" x 14'9"
Kitchen	4.88 m x 2.92 m / 16'0" x 9'7"
Bedroom 1	4.90 m x 3.48 m / 16'1" x 11'5"
Bedroom 2	4.90 m x 2.92 m / 16'1" x 9'7"
Bedroom 3	4.95 m x 3.00 m / 16'3" x 9'10"
Wet Room	4.17 m x 1.57 m / 13'8" x 5'2"

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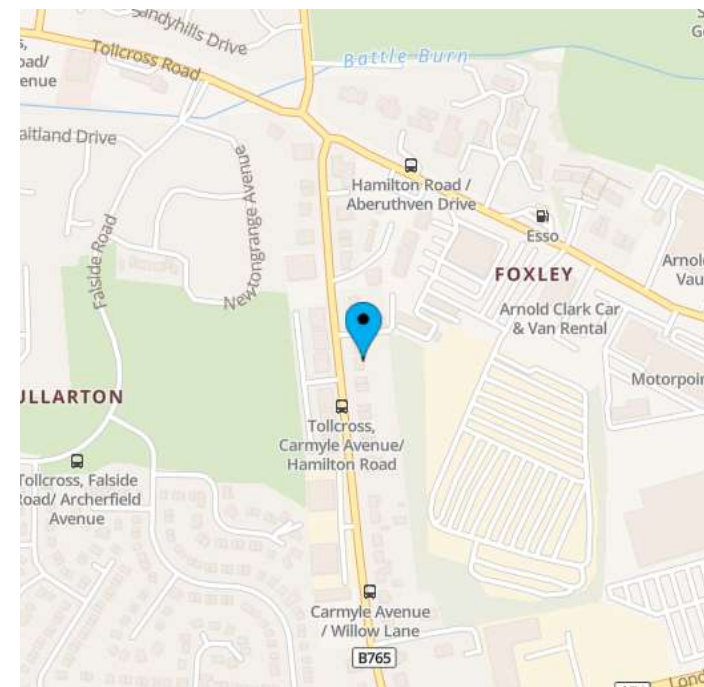
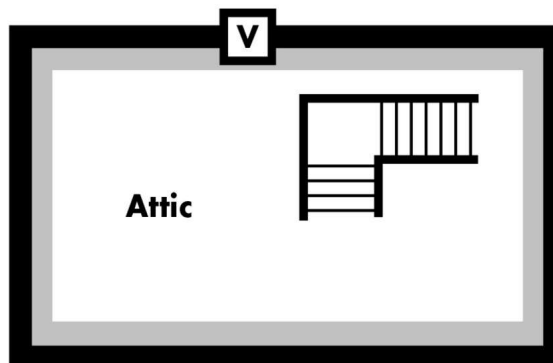
Features

Detached three bedroom bungalow on superb plot
Accommodation all on one level
Lounge
Stylish dining kitchen & modern wet room
Driveway
Extensive gardens to rear
Short distance to schools, shops and public transport





Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling eastwards along Tollcross Road continue to the roundabouts at Killin Street/Hamilton Road/Carmyle Ave. At the 2nd roundabout take the 2nd exit (right) onto Carmyle Avenue. Continue and this property is a short distance along on the left hand side.

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
1242 Shettleston Road, Shettleston, G32 7PG F: 0141 763 1948

For further information:

Or to view this property please call:

0141 331 0741



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ESPC Ref: E495050

