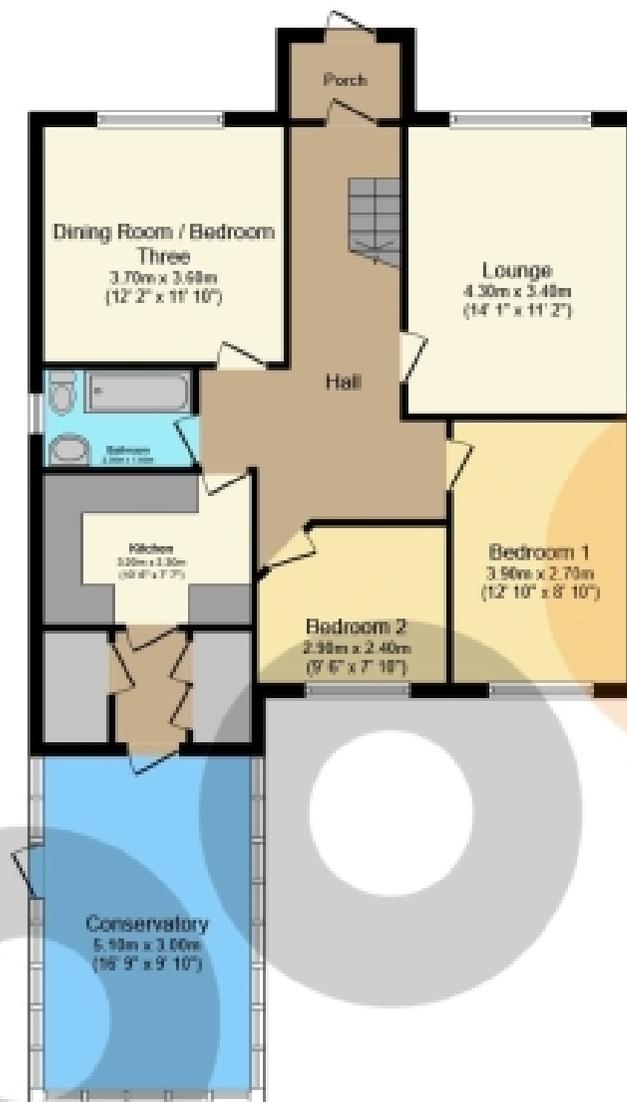




**38 Third Avenue, Millerston, Glasgow**

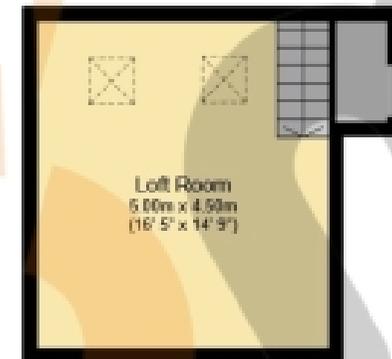
**Offers Over £229,995**





### Ground Floor

Floor area 98.5 sq.m. (1,060 sq.ft.)



### First Floor

Floor area 23.9 sq.m. (257 sq.ft.)

**Total floor area: 122.4 sq.m. (1,318 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*FABULOUS FAMILY HOME\* \*EXCELLENT DIMENSIONS THROUGHOUT\* \* FLEXIBLE LIVING\* \*IMPRESSIVE CONSERVATORY\* \* LOW MAINTENANCE GARDEN\*  
\*LOCATED IN POPULAR LOCALE\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 38 Third Avenue, a sought-after semi-detached bungalow set in a quiet, residential street within the Millerston area of Glasgow. The property hosts two bedrooms, one bathroom and two public rooms, allowing for lots of flexible living space. The property is sure to be popular and so an early viewing is advised!

The front garden is adorned with potted plants and easily maintained chips, as well as a multicar driveway. Make your way into the home via the welcoming porch and entrance hallway.

The lounge is bright and airy, and the scale will not disappoint. The double-glazed window allows plenty of natural light to fill the room and creates a warming and comfortable room to relax with family.

Opposite the lounge is an equally spacious dining room, which provides a flexible living space. The focal point fireplace and unique stained-glass window provide a lively character to the room.

The fitted kitchen hosts an array of base and wall cabinetry providing plenty of kitchen storage. Contrasting wood effect countertops create ample space for preparation. The kitchen gives access to a walk-through pantry, perfect for that extra kitchen storage. Integrated appliances include four ring electric hob, extractor, electric oven and stainless-steel sink.

Two double bedrooms can be found within this wonderful family home, each benefitting from excellent dimensions and built in storage solutions.

The family bathroom is fully tiled and includes a three-piece suite and comprises of a bathtub with overhead shower, w.c, and wash hand basin.

The conservatory is a wonderful space at the rear of the property. The rows of windows allow for an abundance of light to flow in and fill the space with a wonderful warmth. It provides the ideal spot for sitting and enjoying the spring months or even enjoying the clouds go by on a chilly winter day.

The rear garden is easily maintained and is predominantly laid with decorative chips and mature shrubbery. A paved walkway leads you through the fully enclosed garden. The detached garage provides outdoor storage space.

The property further benefits from gas central heating and double glazing throughout. The loft is also fully floored.

Millerston has a great selection of local and town centre amenities including shops, supermarkets, schools and transport services. Bus and rail links give regular access throughout the area and further afield.

Viewing by appointment – please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank You.

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**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

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