

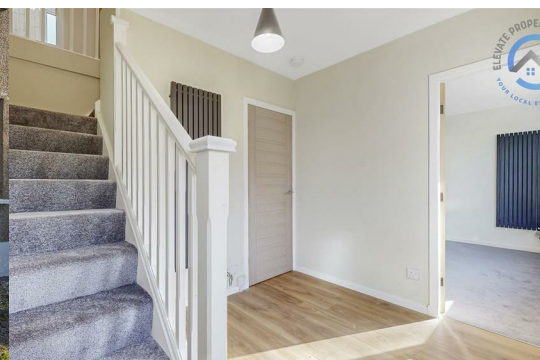


## 30 Wyvis Avenue, Glasgow, G13 4LT

Fixed Price £175,000



Fully refurbished THREE bedroom end terrace property within the popular Peterson Park area. This property is presented to market in walk-in condition and is not expected to be available for long! With Matterport Tour and HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to No. 30 Wyvis Avenue, this sought after THREE-bedroom end terrace property has been fully renovated and is presented to market in walk-in condition. The property is situated within the popular Peterson Park locale and is within walking distance from a host of amenities and public transport links.

This property must be viewed to appreciate the refurbishment completed, including electrical rewiring, installation of a high specification electrical heating system, new kitchen with integrated appliances, newly fitted bathroom, new woodwork/doors, replastering and decoration throughout.

The easily maintained lawn garden to the front of the property leads to a modern UPVC door which provides access into the generous hallway. The lounge has been beautifully decorated with a venetian plaster feature wall and tiled fire surround. This room is impressive in size and boasts space for dining and large windows at opposing ends, flooding this room with natural light.

The modern newly fitted kitchen hosts an array of wall and base mounted units. New integrated appliances consist of a dishwasher, electric hob, oven and grill, with space available for a free-standing fridge freezer. A large storage area in the hallway has been cleverly utilised as a separate utility/laundry area with space for washing machine and dryer.

On the upper floor, are three well-proportioned bedrooms, one of which, has fixed stairway access to the fully floored loft area. The loft area benefits from a Velux window and would be suitable for a variety of uses, such as home office. Completing this property, is a family bathroom which comprises of shower over bath, vanity unit and W.C.

Access to the rear garden is via a modern uPVC door in the kitchen. Mainly laid to lawn, this area is fully enclosed creating a safe and secure environment for children and pets alike, which is easily maintained.

Ideally situated within walking distance of early learning and primary education establishments and with excellent transport links to Secondary schools, this property is sure to appeal to families with children of all ages. Also, within walking distance to Yoker train station and main bus services, providing direct transport links to Glasgow City and Loch Lomond area.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request 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.

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

## Room Dimensions

Living/Dining Room - 3.49m x 6.60m

Kitchen - 2.90m x 2.71m

Laundry/Utility- 1.94m x 1.47m

Bedroom One - 3.48m x 3.81m

Bedroom Two - 4.03m x 2.71m

Bedroom Three - 1.99m x 2.81m

Attic Space - 5.26m x 3.50m

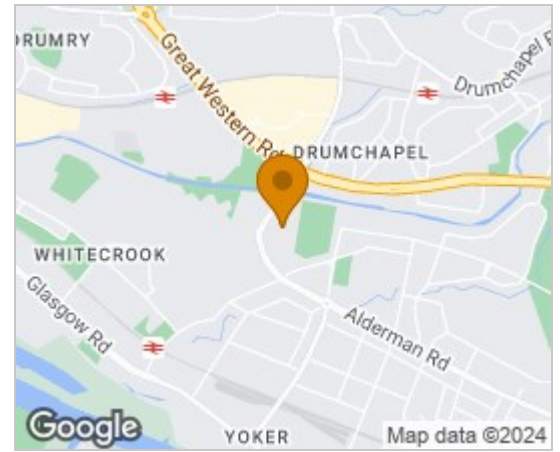
Bathroom - 2.31m x 1.72m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

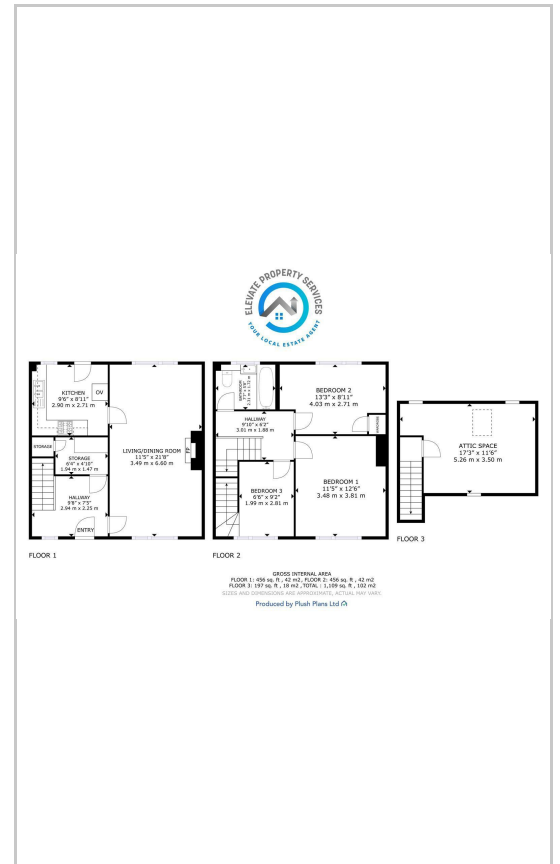
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## Area Map



## Floor Plans



## Energy Efficiency Graph

