



15 Balvie Avenue, Glasgow, G15 6UP

Offers over £310,000



****Highly sought after THREE bedroom detached bungalow**** This seldom available property is set within the popular location of Old Drumchapel and within close proximity of a host of local amenities and services. This property is presented to market in true 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. 15 Balvie Road, situated within the highly sought after Old Drumchapel area. This splendid THREE-bedroom detached bungalow offers a wonderful level of flexible accommodation. Located on a substantial plot and beautifully decorated with neutral tones, this property is sure to appeal to a variety of purchasers.

To the front, the property benefits from a mature garden which is mainly laid to lawn with a multi-car driveway and garage situated to the side.

Upon entering, through the reception porch with storm doors, you are welcomed into the homely reception hallway which leads you in the first instance to the formal lounge. The opulent family lounge boasts a traditional fireplace, generous dimensions, impressive ceiling heights and a large bay window formation which engulfs this entire space with natural sunlight. A second neutrally decorated reception room is available, again with large bay window, this room is flexible for use and could also be utilised a third bedroom, home office etc.

The modern dining kitchen has been designed to a high specification with a combination of black and white units and contrasting worktops. The kitchen further benefits from quality integrated appliances including hob, oven and extractor fan. To the rear of the kitchen, the sizeable extension, overlooking the rear garden is a delightful space. Currently utilised as a laundry/utility room and housing a free-standing washing machine, dryer, dishwasher and fridge freezer, this room is flexible for a variety of uses.

The master bedroom on the ground floor is generous in size and overlooks the rear garden. Completing this floor is a modern family bathroom with easily maintained wet-wall and comprising of bath with shower over, wash hand basin and W.C.

A fixed stairway leads to the upper floor loft conversion, currently this space is smartly split into two rooms but can easily be converted back to one room in preferred.

The charming rear garden is generous in size and fully enclosed, creating a safe and secure environment for children and pets alike. With various seating areas to relax and enjoy the space on offer, making this a perfect location for socialising and al-fresco dining.

Ideally situated within close proximity of sought after early learning centres and primary/secondary schooling, this property is sure to appeal to families with children of various ages. Direct transport links to Glasgow City and Loch Lomond area are within a short distance. A host of local amenities are only minutes away, including the popular Clyde Shopping Centre and Great Western Retail Park.

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 Room - 4.05m x 4.81m

Sitting Room/Bedroom Three - 4.04m x 3.72m

Kitchen - 3.05m x 2.17m

Dining Room - 3.13m x 2.70m

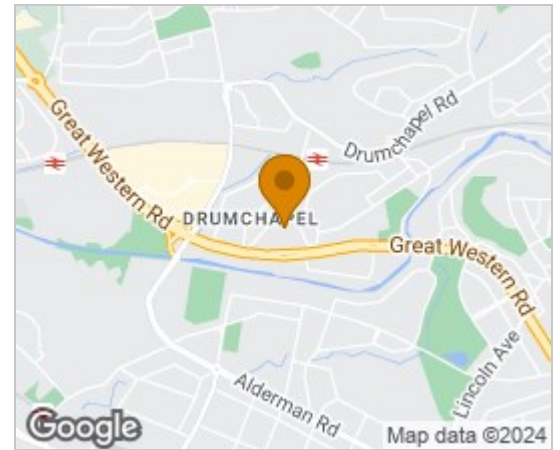
Utility Room/Conservatory - 3.58m x 2.24m

Bedroom One - 3.44m x 3.72m

Loft (Bedroom Two) - 5.26 x 4.51m

Bathroom - 1.81m x 1.84m

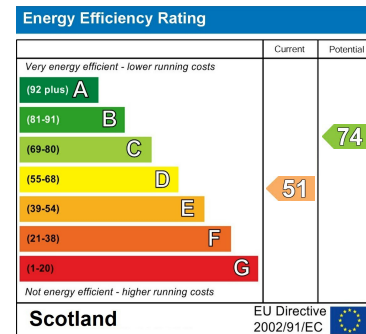
Area Map



Floor Plans



Energy Efficiency Graph



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