



23 Bradan Avenue, Glasgow, G13 4HY

Offers over £164,995



****Highly sought after TWO bedroom end terrace home**** This property is set within the popular location of Yoker and within close proximity of a host of local amenities and services. 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. 23 Bradan Avenue, situated within the sought after Yoker area of Glasgow. This splendid TWO-bedroom end terrace home is presented to market in walk-in condition and is sure to appeal to a variety of purchasers.

To the front, the property benefits from an easily maintained garden and off-road parking. The welcoming reception hallway leads firstly to the neutrally decorated lounge with a large bay window flooding this room with an abundance of natural sunlight. Access to the modern fitted kitchen is via the lounge. This room has been cleverly designed to utilise the space and benefits from an array of white gloss wall and base mounted units paired with marble effect worktops, creating a fashionable and efficient workspace. The kitchen further benefits from a substantial storage cupboard a range of quality integrated appliances, including fridge freezer, washing machine, dishwasher, hob, oven and extractor fan. An excellent addition to this property, is the flexible conservatory space, currently utilised as a playroom, however, this could also be of use for dining, home office, second reception area etc.

On the upper level, are two well-proportioned bedrooms, one of which boasts a generous storage cupboard. Completing this floor is the beautifully tiled bathroom comprising of a bathtub with shower over, vanity unit and W.C. Access to the floored attic area is via a pull-down ladder, offering additional storage space.

A must see at this property, is the professionally landscaped rear garden, a truly stunning space for relaxation or al-fresco dining. The outhouse has been designed with entertaining in mind and boasts a superb bar and seating area. The garden is fully enclosed with additional decking and patio areas, creating a safe space for children and pets alike.

Ideally situated within walking distance of sought after schooling, this property will appeal to a variety of purchasers, including families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is ideal.

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.

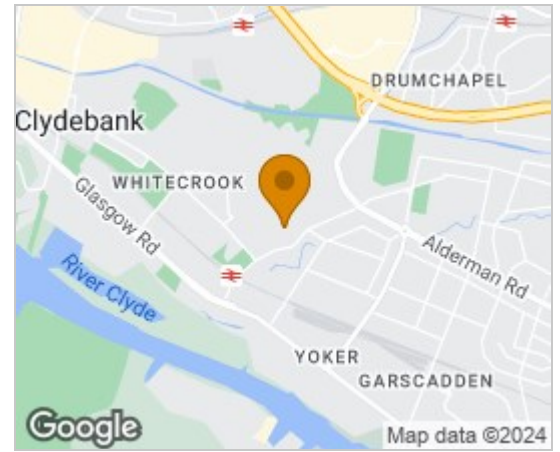
Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

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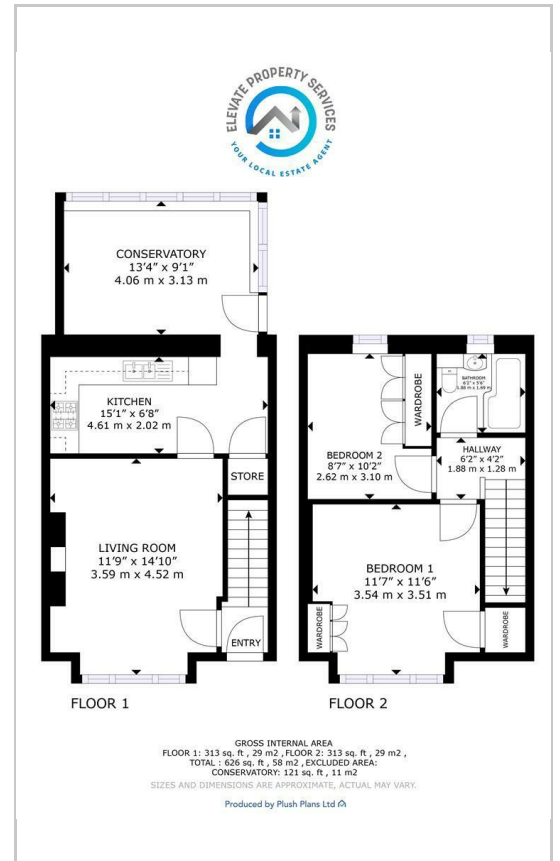
Room Dimensions

- Living Room - 3.59m x 4.52m
- Kitchen - 4.61m x 2.02m
- Bedroom One - 3.54m x 3.51m
- Bedroom Two - 2.62m x 3.10m
- Bathroom - 1.88m x 1.69m
- Conservatory - 4.06m x 3.13m

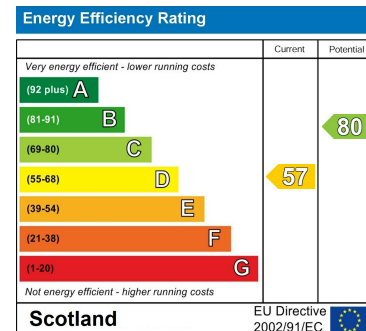
Area Map



Floor Plans



Energy Efficiency Graph



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.