



2 Langley Avenue, Glasgow, G13 3LE

Offers over £199,995



****Fantastic TWO bedroom semi-detached home **** This splendid accommodation is situated within a large corner plot within the highly sought after area of Knightswood (Glasgow) 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. 2 Langley Avenue, situated within the highly sought-after Knightswood (Glasgow) area. This spacious TWO-bedroom semi-detached home with neutral decoration offers an excellent level of accommodation.

The property is located on a large corner plot with multi-car driveway and generous garden grounds. Entrance to the property is via the side of the building and leads into the welcoming reception hallway. The beautifully decorated lounge area boasts a feature bay window flooding this room with an abundance of natural light. The modern fitted kitchen has an array of white wall and base mounted units and a range of integrated appliances, including washing machine, dishwasher, oven, hob and extractor fan. Completing the ground floor of this home is a stunning family bathroom with high gloss vanity units and comprising of a shower over bath and W.C.

On the upper level, the property is further complimented with two well-proportioned bedrooms, one of which benefits from fitted wardrobe space. The attic space has been fully floored to provide additional storage space. The property also benefits from double glazing and gas central heating throughout, creating a lovely warmth all year round.

The fully enclosed rear garden provides a safe and relaxing space to enjoying the sunshine and a substantial patio area for al-fresco dining.

This property is ideally situated off the main road and in close proximity to local amenities and highly sought after schooling. With excellent transport links to Glasgow City and Loch Lomond area, the location is sure to be appeal to a variety of purchasers.

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 - 4.78m x 4.30m

Kitchen - 3.61m x 2.21m

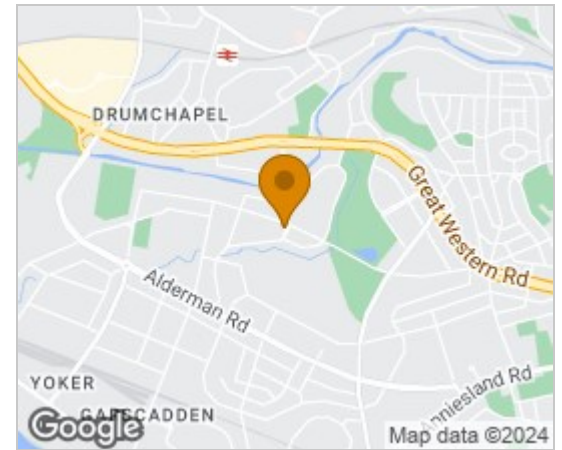
Bathroom - 2.25m x 1.69m

Bedroom One - 4.16m x 3.34m

Bedroom Two - 3.61m x 2.81m

Attic - 4.66m x 3.61m

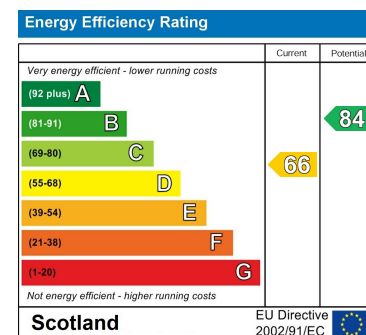
Area Map



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.

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