



139 Bradan Avenue, Glasgow, G13 4JF

Offers over £249,995



****CLOSING DATE SET FOR WEDNESDAY 5/2 AT 12.00 NOON**** Stunning FOUR bedroom detached family home, this property has been upgraded to an excellent specification and must be viewed to appreciate the level of accommodation on offer. Situated within the highly sought after Peterson Gardens estate in Yoker and within close proximity to the new Yoker to Renfrew Bridge which is due to be completed this year, the location is ideal. With HDVR Property Tour available, please contact Elevate Property Services for more information.



Property Information

Welcome to 139 Bradan Avenue, this beautiful family home has been meticulously upgraded throughout and is sure to generate considerable interest. With modern panelling, quality flooring, high specification radiators and appliances, this property must be viewed to be truly appreciated.

To the front, the property benefits from a two-car driveway and easily maintained lawn garden area. The welcoming reception hallway leads firstly to the beautiful lounge area which boasts surround sound speakers in ceiling. With open plan access to the kitchen and dining area, this is a truly fantastic space for relaxation and enjoying family time. The modern fitted kitchen is sleek in design with an array of high-gloss wall and base mounted units paired with complementing worktops, creating a fashionable and efficient workspace. The kitchen further benefits from a range of quality integrated appliances to include a dishwasher, washing machine, fridge freezer, gas hob, and an eye level oven and grill. Also situated on the ground level is a well-proportioned double bedroom with excellent fitted storage. This space is flexible for a variety of uses and could also be utilised as home office, playroom etc. Completing this floor, is a stunning ground floor shower room, comprising of a walk-in shower cubicle with electric shower, vanity unit and W.C.

A staircase with a feature banister leads to the upper floor where you will find three additional well-proportioned double bedrooms, all of which benefit from extensive fitted wardrobes. Completing this floor, is a luxurious four piece family bathroom with free-standing bath, shower cubicle with rainfall shower, vanity unit and W.C.

Excellent storage facilities are available throughout this property and additionally within the floored attic area. The property also benefits from gas central heating and double glazing throughout, providing all rooms with a lovely warmth all year round. Fully wired throughout for television and entertainment with Sky and CAT6 connections.

The delightful rear garden is fully enclosed, creating a safe and secure environment for children and pets alike. With sections of patio and astroturf, this is the perfect space for socialising and al-fresco dining whilst being easy to maintain.

Ideally situated within a short distance of a host of local amenities and sought after schooling, this property is also sure to appeal to families with children of various ages. Main bus services and local train stations are also a short distance away, providing direct transport links to Glasgow City and Loch Lomond area. The new Renfrew Bridge, providing a direct link from Yoker to Renfrew is due for completion this year.

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

- Lounge - 4.54m x 3.88m
- Kitchen - 4.76m x 2.70m
- Bedroom One - 3.11m x 2.94m
- Bedroom Two - 3.21m x 2.94m
- Bedroom Three - 3.20m x 2.69m
- Bedroom Four - 4.45m x 2.38m
- Bathroom One - 2.80m x 1.85m
- Shower Room - 2.94m x 1.07m
- Summer House Lounge - 5.77m x 3.29m

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

