



OFFERS OVER

£259,000

County Avenue,
Glasgow, G72 7DG

PROPERTY SUMMARY

This beautifully extended traditional semi-detached villa offers well proportioned family accommodation throughout and enjoys a South facing rear garden backing onto a dog walking area before the tree lined seclusion of Trinity High School's playing fields. The property also has the advantage of a substantial detached garage, car port and fully monoblocked driveway for multiple cars.

On the ground level the accommodation extends to welcoming hallway with stylish feature staircase leading to upper level. The modern fitted kitchen with integrated appliances and breakfast bar is open to a stunning living and dining space with snug/study area off and rear access to a useful canopied patio area. Also on the ground floor is a front facing double bedroom and cloaks/wc.

The apartments on the upper floor consist of rear facing double master bedroom, a third bedroom and a beautiful four piece bathroom with feature bath and separate shower. The attic can be accessed via a hatch on the upper landing.

The property has a modern specification which includes a system of gas fired central heating with recently replaced (2024) boiler, double glazing and fresh modern décor. The rear garden is low maintenance with artificial grass drying green

3



1



2



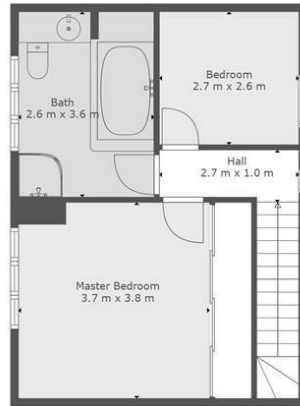




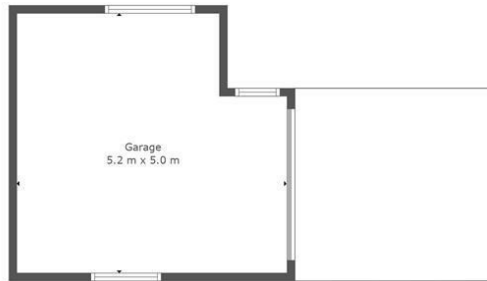




Floor 2



Floor 3



Floor 1

TOTAL: 126 m²
 Below Ground: 24 m², FLOOR 2: 61 m², FLOOR 3: 41 m²
 EXCLUDED AREAS: " ": 19 m²

This Floorplan Is Intended To Give An Indication Of The Layout Only.

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			87
(81-81) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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