



Stravanan Avenue, Glasgow G45 9HU

welcome to Stravanan Avenue, Glasgow

- Stunning Unique Detached Modern Villa
- Bright Spacious Lounge
- Dining Room
- Modern Fitted Kitchen
- Three Bedrooms (Master En-Suite)

Tenure: Freehold EPC Rating: C

offers over
£230,000

Presented to the market to a truly excellent standard throughout, this delightful and unique modern detached villa will not fail to impress upon inspection.

Providing bright and generously proportioned family accommodation the interior comprises of immediately impressive and welcoming entrance hallway, attractive spacious lounge, dining room with patio doors leading to rear garden, modern fitted kitchen with a range of base and wall mounted storage units and downstairs WC. The Upper level has master bedroom with en-suite and a further two bedrooms. The family bathroom with three piece suite completes the accommodation.

The property further benefits from gas central heating, double glazing, driveway and extensive garden grounds with summer house.

Early viewing is strongly advised.

Located within this established and convenient locale the property is well placed for local shops catering for day to day requirements. Excellent public transport links are available close by which provide fast commuter access to Glasgow city centre and nearby destinations.

Excellent schooling can also be found locally both at primary and secondary levels. Access to the M74 motorway network can be reached within a 10/15 minutes average drive. Additionally Cathkin Braes which presents excellent walks, vantage points over Glasgow or various cycle tracks including the Commonwealth mountain bike track.

Entrance Hallway

Lounge

16' 7" x 13' 8" (5.05m x 4.17m)

Dining Room

11' x 10' 3" (3.35m x 3.12m)

Kitchen

10' 3" x 10' 1" (3.12m x 3.07m)

Downstairs Wc

7' 2" x 3' 1" (2.18m x 0.94m)

Bedroom One

12' 2" x 9' 3" (3.71m x 2.82m)

En-Suite

9' x 4' 2" (2.74m x 1.27m)

Bedroom Two

10' 6" x 10' 4" Max (3.20m x 3.15m Max)

Bedroom Three

10' 6" x 10' 4" Max (3.20m x 3.15m Max)

Bathroom

6' 6" x 6' 2" (1.98m x 1.88m)

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Property Ref:
BSD108626 - 0003

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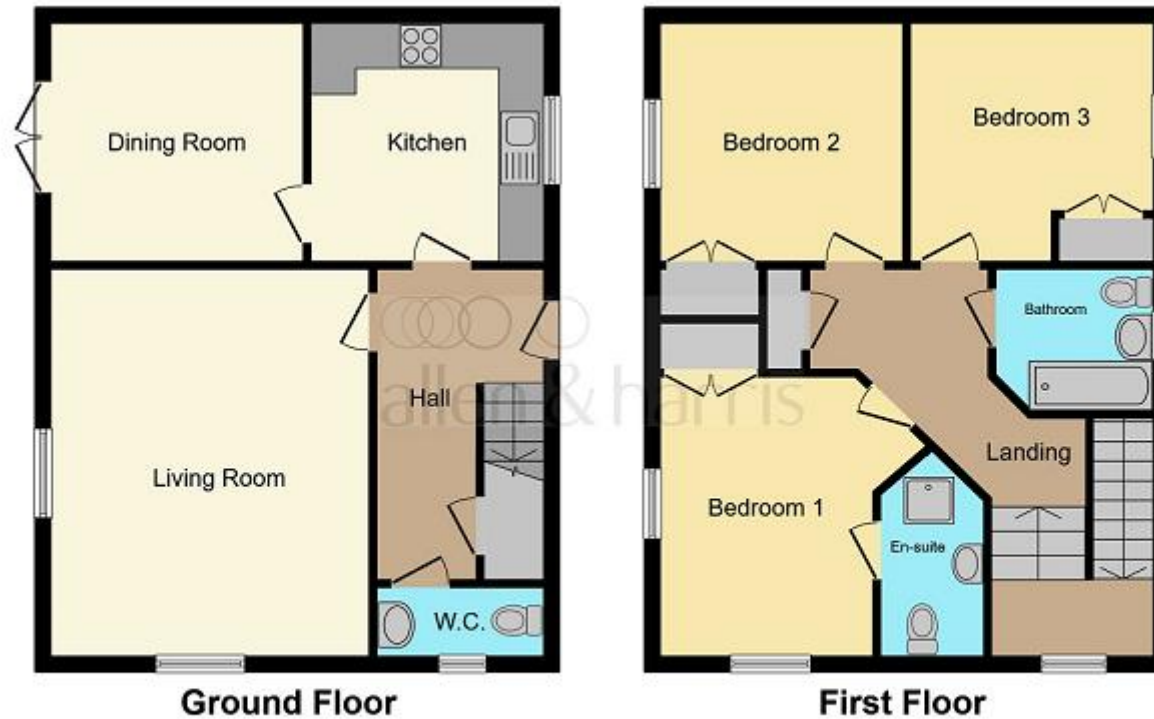
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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