



Ardmory Avenue, Glasgow G42 0BP

welcome to Ardmory Avenue, Glasgow

- Modern three-bedroom mid-terraced home
- Spacious open-plan kitchen, dining, and living area
- Downstairs WC
- Three double bedrooms
- Patio doors leading to an easy-maintained private garden

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over
£185,000

This impressive three-bedroom mid-terraced property offers stylish, modern living in the heart of Toryglen. Thoughtfully upgraded and presented in excellent condition throughout, the home features a bright and spacious open-plan layout on the ground floor, creating an ideal space for family life and entertaining.

The contemporary kitchen flows seamlessly into the dining and living areas, with patio doors opening out to a low-maintenance private garden-perfect for relaxing or outdoor dining. A convenient downstairs WC completes the ground floor.

Upstairs, you will find three generously sized double bedrooms, all tastefully decorated, along with a sleek and modern family bathroom. Additional attic storage provides further practicality, making this home as functional as it is attractive.

Situated close to Toryglen Primary School and within easy reach of Croftfoot Train Station, this property offers excellent local amenities, transport links, and a welcoming community setting.

Living Room/Kitchen Space
21' 5" Max x 20' Max (6.53m Max x 6.10m Max)

Wc
6' 4" x 3' 1" (1.93m x 0.94m)

Bedroom 1
13' 4" x 12' 3" (4.06m x 3.73m)

Bedroom 2
12' 2" x 9' (3.71m x 2.74m)

Bedroom 3
9' 9" x 8' 8" (2.97m x 2.64m)

Bathroom
6' 3" x 5' 3" (1.91m x 1.60m)

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Property Ref:
BSD109053 - 0002

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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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