



7 DUNGLASS AVENUE
SCOTSTOUN

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

This beautiful three-bedroom, mid terrace property, in the heart of Scotstoun's Conservation Area, is a superb home and would be perfect for families looking to take advantage of the excellent local schooling.

Internally, the property has been meticulously upgraded and reconfigured by the current proprietors, with the accommodation comprising: entrance vestibule, welcoming reception hall with W.C. off and under stair storage, and a stunning large bay windowed lounge to the front, with log burning stove, cornicing, and open aspects over the well-maintained front garden. To the rear of the property, there is a spacious and beautifully modernised shaker style kitchen, boasting a range of base and wall mounted units, integrated appliances, breakfasting bar, and in turn leads through to a good-sized utility room with large storage cupboards. Furthermore, this provides access to a bright conservatory, currently set up as a spacious dining room, with direct access to the beautiful south westerly facing garden. The rear gardens are fully enclosed and feature a beautiful decked area and large lawn to enjoy the sunnier months.

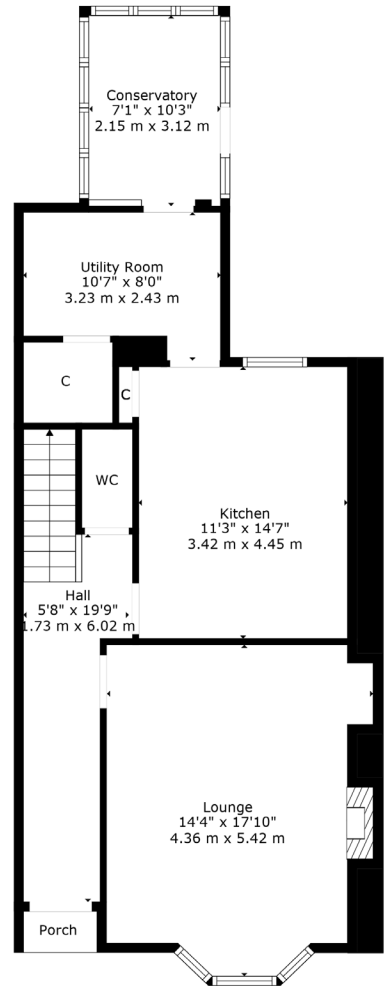
Upstairs, there is a fabulous four-piece suite bathroom on the half landing with free standing bath and shower, and separate storage space above, two well-proportioned double bedrooms, both boasting ample space for free-standing storage, and a smaller third bedroom, perfect for a home office or kids' bedroom, completes the accommodation on offer.

The property also benefits from gas central heating, double glazing, beautifully upgraded throughout, private front and rear gardens, period features and ample on street parking.

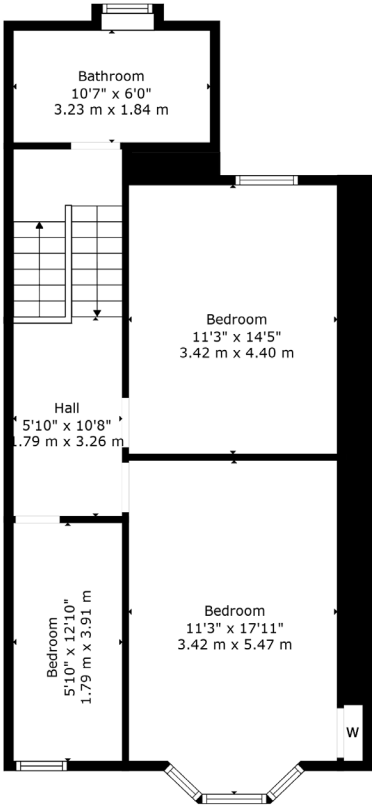








Ground Floor



1st Floor

The Scotstoun Conservation Area offers superb local amenities, including nursery, pre-school, primary and secondary education, both within the private and state sectors. The renowned Scotstoun Leisure Centre, home to Glasgow Warriors, offers a wide range of sporting facilities and Victoria Park is also close at hand.

There are a wide range of shops catering for day-to-day needs within the area, along with a choice of restaurants and coffee houses. For commuters, there is a choice of railway stations and regular bus links on the main road arteries providing excellent commuting to the City Centre via the Clydeside Expressway and to the south of the city via the Clyde Tunnel.

WE5359 | Sat Nav: 7 Dunglass Avenue, Scotstoun, G14 9DX

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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