



SOLICITORS & ESTATE AGENTS



**SEMI DETACHED VILLA
29 ERISKA AVENUE, SCOTSTOUNHILL G14 0XZ
Offers Over £219,000**



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Seldom available, beautifully presented and immediately impressive larger SEMI VILLA within sought after and established high amenity residential district. Offering excellent family accommodation formed over two levels, viewing will not disappoint.

Double glazed door onto larger fully double glazed entrance porch with decorative double glazed and PVC front door leading onto reception hall. Access to main ground floor apartments with stairs to first floor with storage below. Fabulous generously proportioned lounge with focal point fireplace and aspects to rear over south facing garden. Dining room or double bedroom with aspects to front enjoying pleasant outlook. Fully fitted breakfasting kitchen with window to side and comprising floor and wall mounted beech wood veneer fronted units with complimentary work tops, tiled splash back with integrated double oven, hob with stainless steel splash back and hood above. Double glazed door providing access to a large south facing conservatory overlooking the rear garden and having full height double glazed windows and French doors providing access to the garden.

First floor: two additional generous double bedrooms and attractive bathroom comprising three piece suite with electric shower above bath.

The specification is enhanced by double glazing and gas central heating. Carefully laid out private gardens to front, side and rear. Driveway to side providing off street parking and access to single car garage.

The property is nearby Knightswood shopping centre, both Scotstounhill and Garscadden Stations, in addition to excellent public road transport available on Anniesland Road, Kingsway and Dumbarton Road. It is also convenient for local schooling at both primary and secondary levels.

EPC Rating

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ENTRANCE PORCH	11'8 (3.56m) x 4'9 (1.45m)
RECEPTION HALL	8'0 (2.43m) x 6'3 (1.90m)
LOUNGE	14'1 (4.30m) x 13'9 (4.19m)
DINING/BEDROOM THREE	11'10 (3.63m) x 9'10 (3.01m)
KITCHEN	10'5 (3.19m) x 8'10 (2.70m)
CONSERVATORY	12'2 (3.71m) x 9'9 (2.99m)
FIRST FLOOR	
BEDROOM ONE	13'2 (4.02m) x 11'10 (3.62m)
BEDROOM TWO	11'10 (3.62m) x 11'2 (3.40m)
BATHROOM	7'7 (2.32m) x 5'4 (1.63m)



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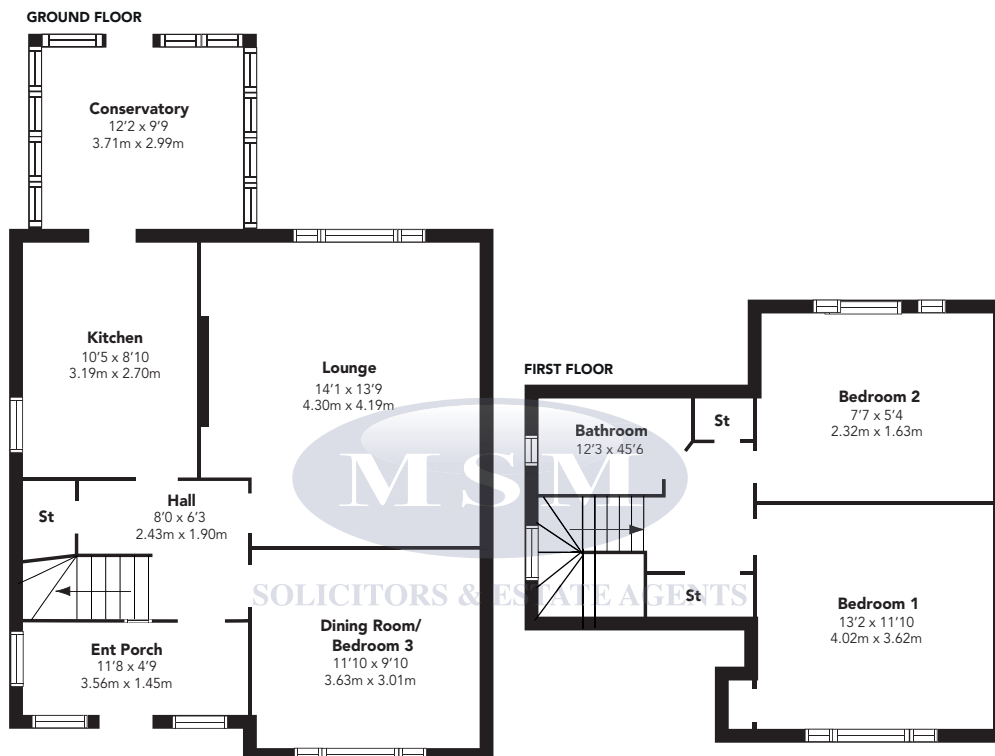
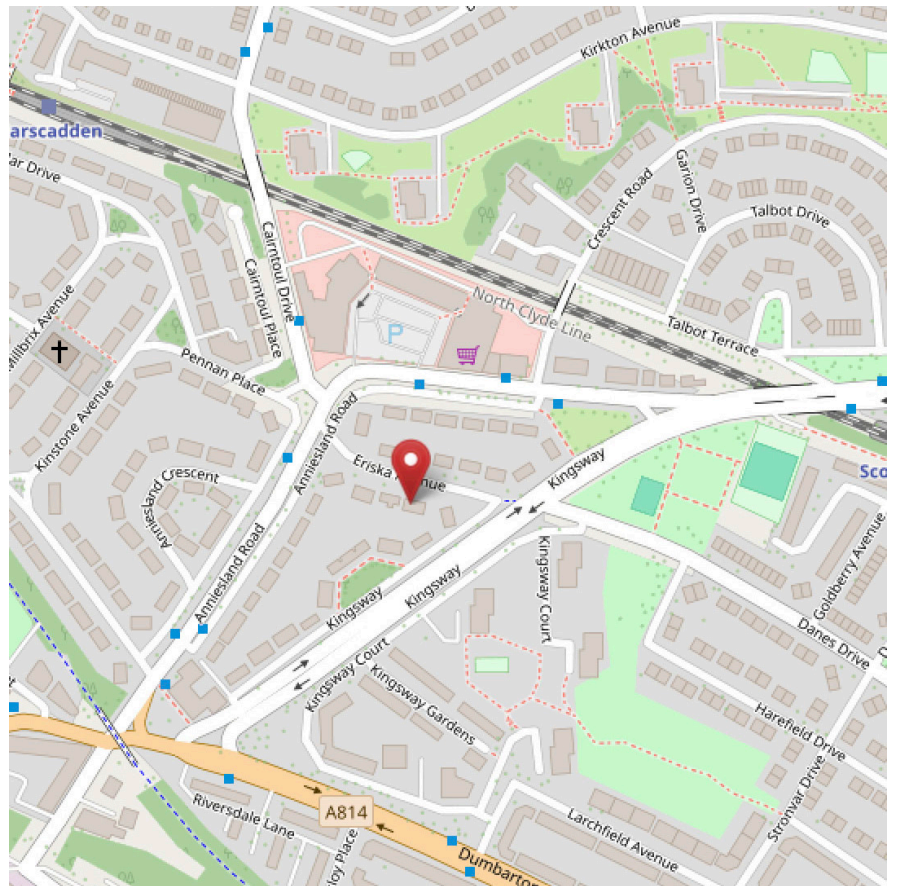
Travel Directions

Travelling south along Anniesland Road from the junction with Lincoln Avenue, past Scotstounhill Station on left, bearing right at the fork in the road onto the continuation of Anniesland Road (shopping centre on right), turn first left onto Eriska Avenue and number 29 is on right.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



Floorplans are indicative only - not to scale
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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