



OFFERS OVER

£125,000

Cairnswell Avenue

Glasgow, G72 8SP

PROPERTY SUMMARY

Hemmings Homes are delighted to bring to the market this seldom available three-bedroom mid-terrace villa on Cairnswell Avenue, ideally positioned close to a wide range of local amenities and excellent transport links.

The property offers a bright and generously proportioned lounge along with a large dining kitchen, which comfortably accommodates a dining table, making it a fantastic space for everyday family living and entertaining. Off the kitchen, there is a super-sized walk-in cupboard providing exceptional storage, a real stand-out feature rarely found in similar homes.

To the rear, the property enjoys a sun-soaked garden, with the back garden being a true sun trap — ideal for relaxing, outdoor dining, or enjoying long summer evenings.

Upstairs, there are three spacious double bedrooms, all benefiting from substantial storage. The blue bedroom features its own separate walk-in storage cupboard, the main bedroom boasts a large built-in cupboard in addition to a wardrobe, while the middle bedroom benefits from full-length built-in wardrobes, ensuring excellent storage throughout the home.

Completing the accommodation is a well-appointed family bathroom, offering both comfort and convenience. The villa's mid-terrace position provides a pleasant balance of privacy and community, making this an ideal family home in a highly desirable location.

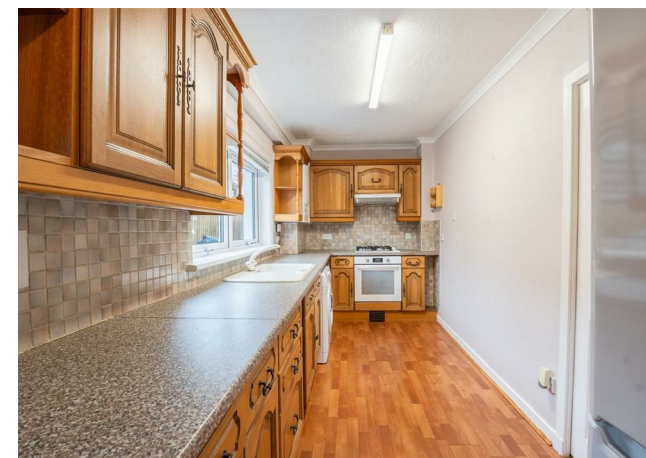
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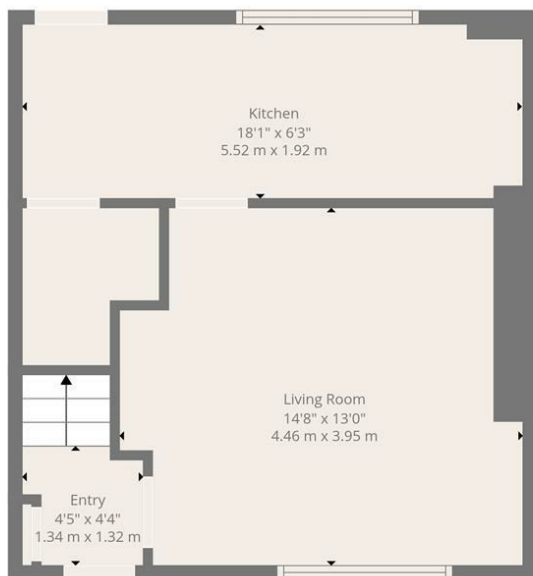
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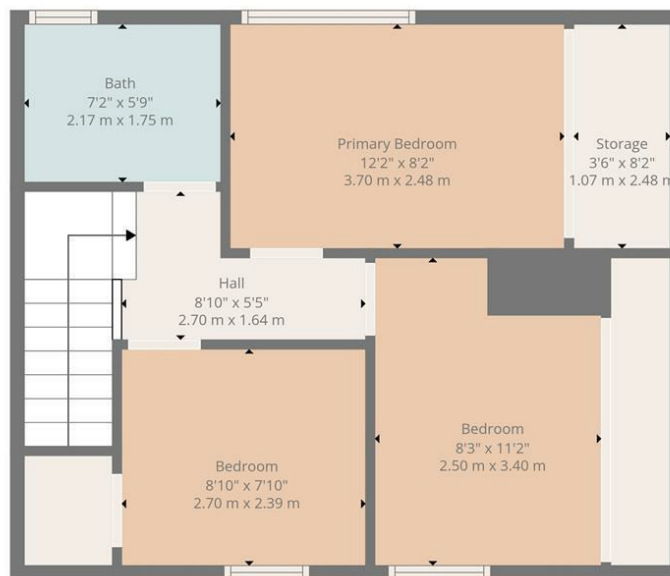








Ground Floor



1st Floor



TOTAL: 763 sq. ft, 71 m2

Ground floor: 332 sq. ft, 31 m2, 1st floor: 431 sq. ft, 40 m2

EXCLUDED AREAS: UNDEFINED: 24 sq. ft, 2 m2, STORAGE: 29 sq. ft, 3 m2, WALLS: 83 sq. ft, 8 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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