

# 103 Gauldry Avenue

CARDONALD, GLASGOW, G52 3DZ



*Ideal two-bed cottage flat with larger lounge,  
set in the ever-popular location of Cardonald,  
good condition, garage, driveway*



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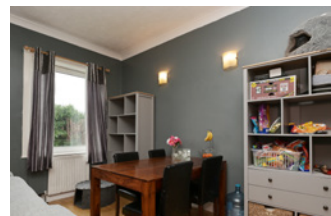
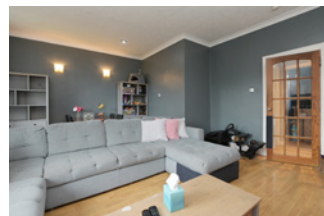
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We are delighted to offer to the market, this excellent two-bedroom cottage apartment, set in the ever-popular locale of Cardonald. The property is set in a great location and comes with the added benefit of an unusually spacious lounge/diner, due to the upgraded wall removal between the usual third bedroom/dining room and the lounge. It also benefits from communal and designated garden space, along with off-street parking and a garage.

# THE LOUNGE



Accommodation comprises: A bright and airy lounge/diner which would suit a range of furniture configurations. The kitchen is finished in a range of units with a gas cooker, and ample space for the washing machine and fridge.



# THE KITCHEN





The bathroom is fresh and bright with easy-clean wet-wall panels, a white suite, chrome radiator and an electric shower over the bath. There are two generous bedrooms in this home, both are doubles. The principle bedroom benefits from a large bay window, which lets in plenty of natural light. The home is kept warm and comfortable with double glazing and gas central heating.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





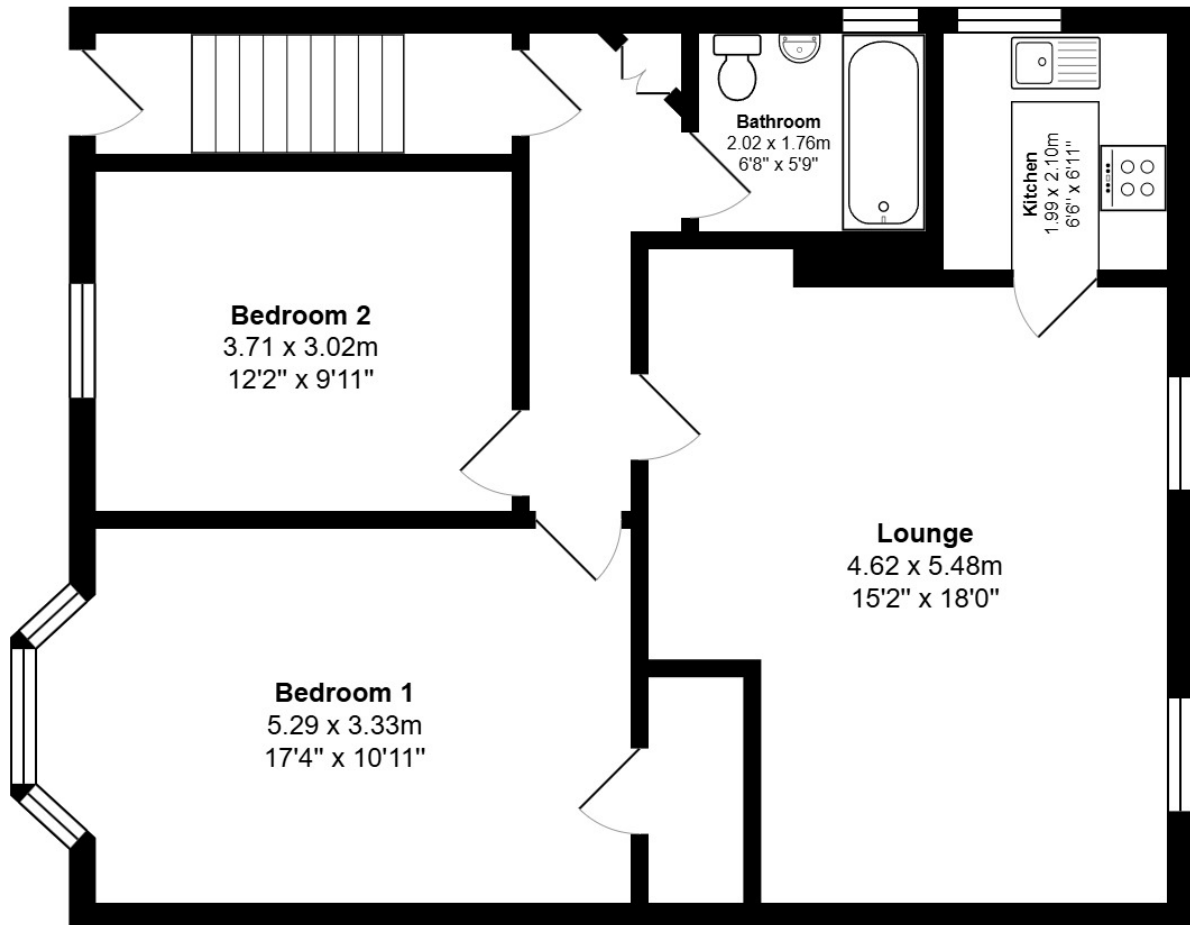
There's back garden space and handy off -street parking to the side aspect. There's also a garage for extra storage or for those who like to tinker with a hobby. Early viewing is advised for 'canny' buy to let investors or even first-time buyers, seeking a great place to call home.

# EXTERNALS



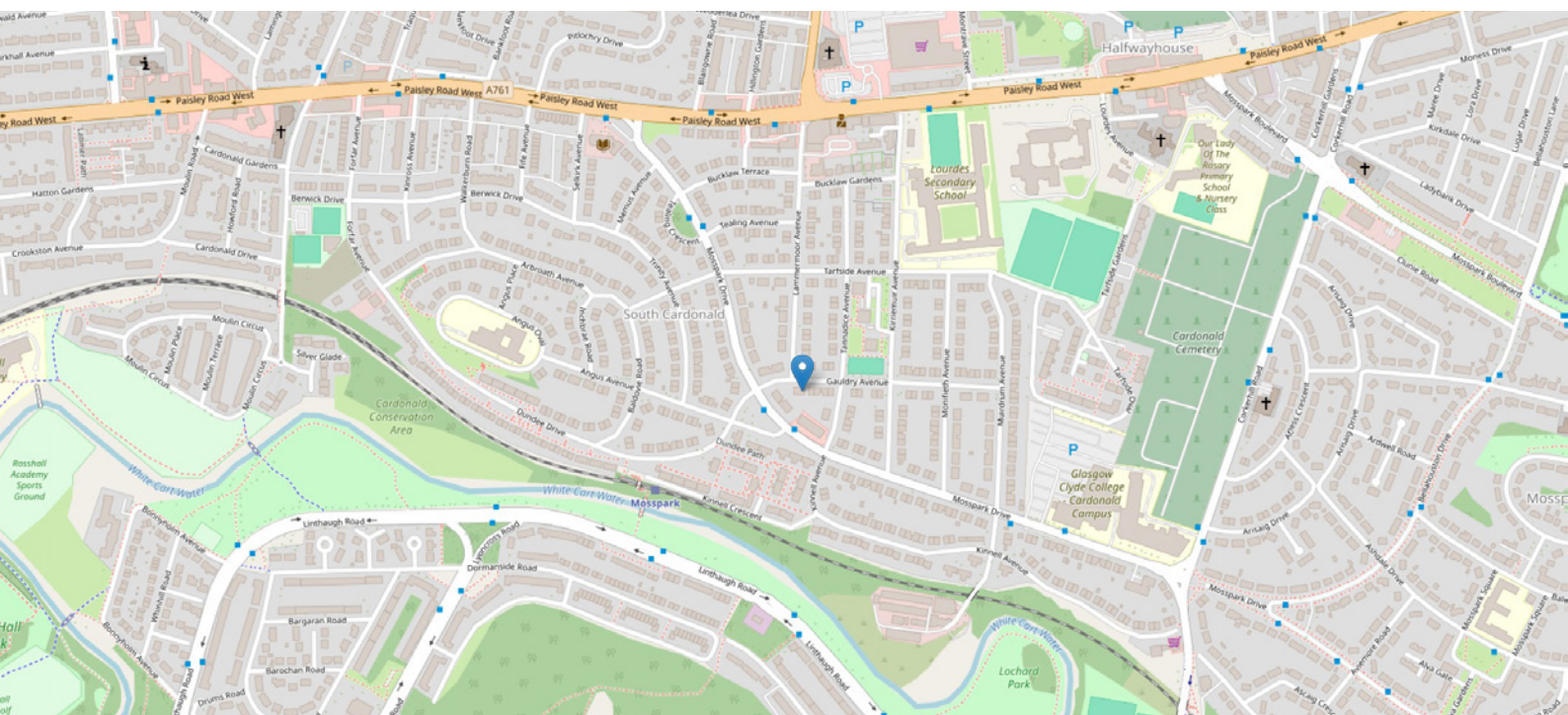


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Gauldry Avenue is a well-established, residential street in the popular suburb of Cardonald, approximately five miles to the south-west of Glasgow city centre. It's just minutes' walk from a host of excellent amenities on nearby Paisley Road West.







There are shops and supermarkets, which cater for most day to day requirements, with more extensive shopping available in Paisley and Glasgow and both Braehead and Silverburn shopping centres are a short drive away and have a large variety of shops, including most High Street outlets and popular restaurants. The area has highly regarded schooling at all levels, from nursery schools to Glasgow Clyde College (Cardonald Campus), all of which make this area a very popular choice with families. There is a very good public transport system, with regular bus services throughout the area and to surrounding districts. The nearest train stations would be Crookston, Mossbank and Cardonald. For those who commute by car, the road and motorway network, together with the Clyde Tunnel, give access to most centres of business throughout the central belt. Recreational amenities within the area include several public parks and popular golf clubs, including Barshaw and Ralston.



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