



TWO BEDROOM SEMI
DETACHED VILLA

GAS CENTRAL HEATING

LARGE CORNER PLOT WITH
SUBSTANTIAL FRONT, SIDE
AND REAR GARDENS

Wyndford Drive, Glasgow, G20 8EJ

EVE Property are proud to present to the open sales market a lovely two-bedroom semi-detached villa in the highly coveted Wyndford Estate, Maryhill. Positioned in a peaceful cul de sac, this particular property will be of significant appeal to those looking to settle in the area and, as such, we anticipate plentiful interest - call our friendly sales team today to schedule your personal viewing appointment!

Offers Over £126,995



Property Description

Nestled amongst similar style residential houses, number 30 has been lovingly cared for throughout the vendors' period of ownership and now provides an open canvas for incoming purchasers to fashion a beautiful abode that reflects their own tastes. Generously proportioned and set within a large footprint, there is a broad wealth of transport options, amenities, dining and shopping, all within close proximity making for the best of both worlds.

Ingress is through the private front gardens to front access, with a solid semi-glaze upvc door providing entry to the lower hallway and all apartments off. The hallway has been freshly decorated with new flooring - a theme that continues throughout the property. To the left, the living room is beautifully illuminated owing to the large double aspect picture windows, affording open vistas to the front and views of the rear gardens. There is a wealth of space for modern furnishings to include a dining suite, such is the generosity of dimensions. A feature electric fire ensures a cosy experience during colder nights - a perfect spot for hibernating or entertaining in equal measure!



To the rear, the fitted kitchen proffers an array of wall and floor cabinets and fitted work surfaces. There is space and servicing for a free standing slot in cooker and washing machine, whilst thoughtful additions of stylish vinyl flooring and stainless steel inset sink/ drainer ensures ease of maintenance. Off the kitchen is a handy utility area - currently housing the boiler and fridge freezer, this space could be utilised to extend the kitchen or a downstairs w/c (subject to planning permission and building regulations).



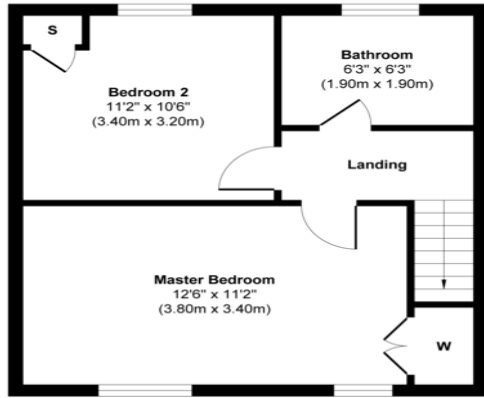
Upstairs, the two double bedrooms enjoy views of the front and rear gardens - both benefiting from fresh decoration, new carpet and built in storage - providing a tranquil sanctuary after a busy day. A partially tiled bathroom in crisp white offers a white three piece suite with electric shower over bath.

Completing the accommodation, the rear gardens are laid mainly to lawn and fully enclosed affording added privacy and security.

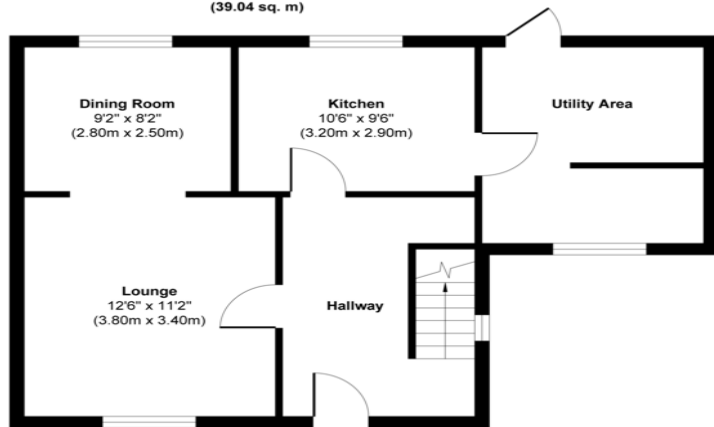
It's clear to see that number 30 Wyndford Drive has been enjoyed as a family home for a number of years, with care and attention imbued throughout - there is now a fabulous opportunity for new owners to make this their lovely new home to enjoy as the current owners clearly have!

A short walk from Wyndford Drive offers easy access to all local shopping, transport and education facilities. This property is a perfect location for commuters, offering an easy commute to Glasgow City Centre, Byres Road, Great Western Road.

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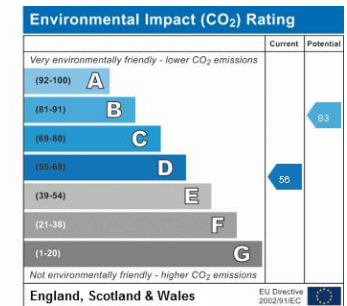
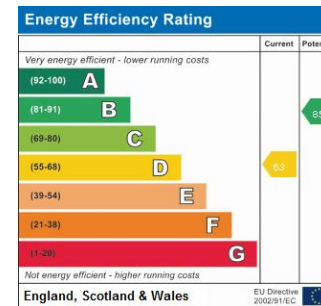


Upper Level
Approximate Floor Area
420 sq. ft
(39.04 sq. m)



Lower Level
Approximate Floor Area
533 sq. ft
(49.58 sq. m)

Approx. Gross Internal Floor Area 953 sq. ft / 88.62 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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