



FOUR BEDROOM SEMI  
DETACHED VILLA WITH  
CONSERVATORY

DOUBLE DRIVEWAY

ENCLOSED SOUTH FACING  
REAR GARDENS

Riddon Place, Glasgow, G13 4NQ

EVE Property are delighted to present to the open sales market a truly immaculate modern semi- detached four bedroom villa in the exceptionally rarely available Riddon Place, Peterson Park. Nestled in a peaceful enclave amongst similar style residential properties, this particular house will be of significant appeal to families looking to settle in the neighbourhood and, as such, we anticipate plentiful interest - call our friendly sales team today to schedule your viewing appointment!

Offers Over £254,995

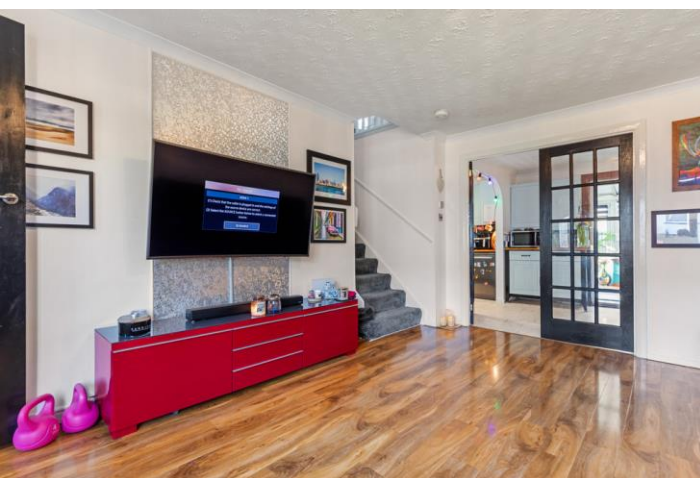




## Property Description

Set in a quiet cul de sac and close to the new Yoker to Renfrew swing bridge due to open this year, Number 14 Riddon Place enjoys the best of both worlds - with practical transport options proffered within close proximity, including the A82 road and Yoker train station, whilst there is a rich offering of amenities, dining, shopping, leisure and entertainment pursuits all close at hand whilst the pleasant setting ensures a tranquil haven to relax and enjoy family life.

With instant kerb appeal, the honey render and light brick exterior creates a striking impact, set on a generous plot with a multi-vehicle monoblock driveway and level front garden laid with lawn. The smart half glaze composite door with canopy over provides ingress to the vestibule, leading to all apartments and staircase. Upon entry, the tone is set with modern decoration and professionally fitted laminate flooring flowing seamlessly to the lounge. To the left, there is a downstairs bedroom, previously a garage and professionally converted to add a fourth bedroom to this family home - this space could easily be adapted to a home office or playroom setting, such is the versatility of the space.



The living room to the front is light and bright with a large triplicate picture window bathing the entire space with sunshine, further enhancing the already generous proportions on offer. Off the living room is the dining kitchen, a culinary entertainer's delight, fully fitted with a selection of country shaker style cabinetry topped with laminate work surfaces and surrounded by a black metro tiled splashback, creating a beautifully stylish linear yet practical setting.





The kitchen comes fully equipped for the rigours and demands of family life with a multi-burner gas hob, under counter oven and space and servicing for a washing machine, fridge freezer and dishwasher. The dining area offers a stylish breakfast bar and stools - perfect for busy family life. A separate side door offers access to the rear gardens and patio doors to the conservatory.

The conservatory is a wonderful extension to this family home, generously dimensioned to accommodate various configurations of furniture suites without compromising the sense of space, and irradiated with natural light and benefiting from dual patio doors providing egress to the garden deck. The conservatory has been fitted with gas central heating making this room a comfortable family area to be enjoyed all year round.

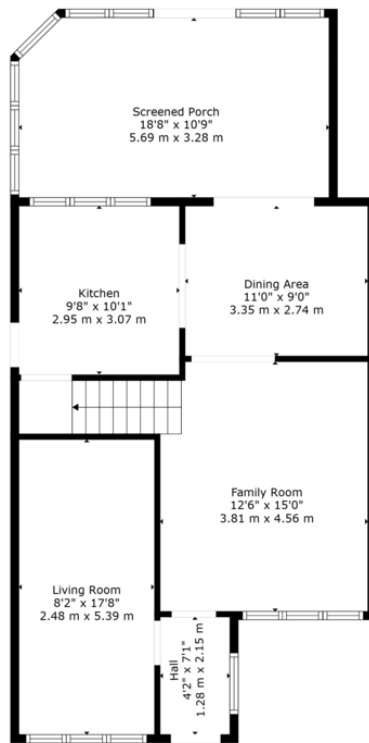


Upstairs, there are three good sized bedrooms all with open aspects, fitted wardrobes with mirrored doors, modern decoration and grey carpet flooring. Completing the internal specification, the bathroom provides a peaceful bath sanctuary to soak in at the end of a long day – partially tiled and offering a white three piece bathroom suite and shower over bath.

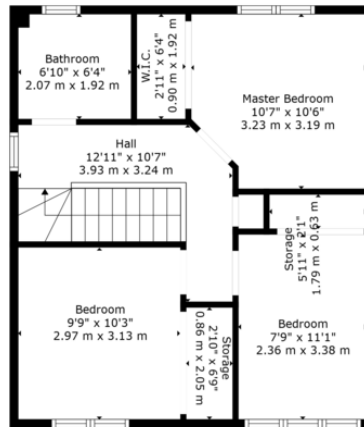


The mature gardens are a lovely sun-trap and come with a garden shed and low maintenance inclusions including artificial lawn and decking area. Full height wrap around timber fencing and a hardwood side gate adds security and privacy.

As well as the multi-vehicle driveway, this family home comes with a shared parking bay.



Floor 1



Floor 2



**TOTAL: 1085 sq. ft, 101 m2**  
 FLOOR 1: 605 sq. ft, 56 m2, FLOOR 2: 480 sq. ft, 45 m2  
 EXCLUDED AREAS: SCREENED PORCH: 198 sq. ft, 18 m2, STORAGE: 31 sq. ft, 3 m2

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



In summary, an outstanding abode which has been meticulously maintained and upgraded throughout by the vendors, creating a gorgeous family sanctuary that will markedly appeal to families - call today to avoid missing out!

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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