



TWO BEDROOM END
TERRACED VILLA

FRONT, SIDE AND REAR
GARDENS

GAS CENTRAL HEATING

DOUBLE BEDROOMS

Wyvis Avenue, Glasgow, G13 4LL

EVE Property are delighted to present to the open sales market a seldom available lovely two bedroom end terraced villa in the highly desirable Wyvis Avenue, Glasgow. Situated in a quiet pocket on a generous plot with substantial level gardens, this property will be extremely popular with those looking to settle in the area and, as such, early viewing is advised.

Offers Over £139,995



Property Description

Number 12 Wyvis Avenue enjoys the best of both worlds - with practical transport options proffered within close proximity, including the A82 road, Yoker train station and the new Yoker to Renfrew Bridge, and 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.

The reception hallway offers neutral decoration in Cornish cream with carpet flooring - a theme that continues seamlessly to the lounge and upper hallway. The living room is a fantastic family area that comes with dual aspect windows, allowing natural light to flood through, this combined with full height ceilings gives an abundance of space for family living as well as space for a family dining suite to the rear of the room. Thoughtful additions include an electric fire and surround - perfect for cosy nights in.

Off the lounge, the kitchen has been fully fitted with a range of floor mounted cabinetry finished in en-trend light oak and topped with laminate work surfaces. The kitchen is fully equipped with larger fridge freezer, slot in electric cooker and washing machine included in the sale. A 1.5 stainless steel inset sink and drainer and tiled splashback provide a clean and efficient linear look and feel.

Upstairs, the two bedrooms are sized to easily accommodate modern furnishings without compromising the sense and scale the spaces offer. The shower room completes the internal accommodation and includes partial wall tiles, and equipped with shower enclosure, wall mounted electric shower and white two piece suite.



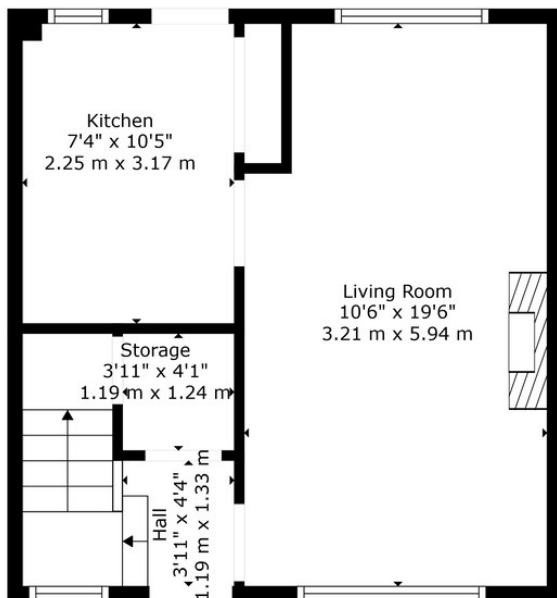


This family home is further enhanced with full thermostatically controlled gas central heating with individual radiator thermostats and double glazing.

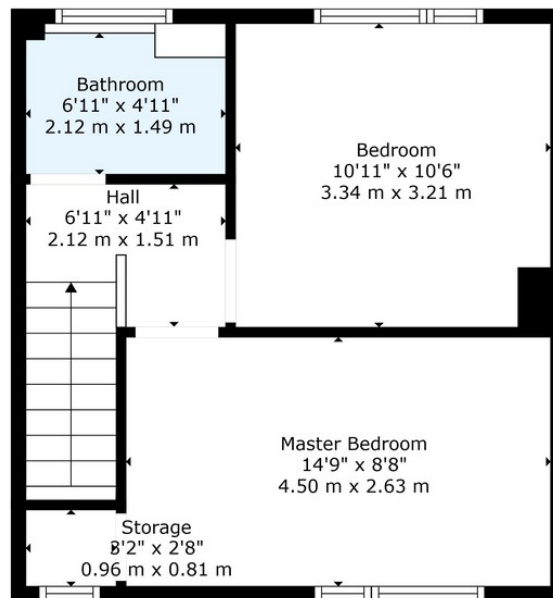
The front and rear gardens both offer lovely open aspects and come mostly laid to lawn for ease of maintenance and are bound by hedging for further convenience and security.

This is a great family home and sure to be popular in the open sales market, we would advocate arranging your viewing with our friendly team to avoid missing out!





Floor 1



Floor 2

TOTAL: 687 sq. ft, 64 m2
 FLOOR 1: 340 sq. ft, 32 m2, FLOOR 2: 347 sq. ft, 32 m2
 EXCLUDED AREAS: STORAGE: 24 sq. ft, 2 m2
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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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