



THREE BEDROOM END
TERRACED VILLA

MULTI VEHICLE DRIVEWAY

STYLISH BATHROOM AND
DOWNSTAIRS W/C

SUMMER HOUSE & GARAGE

Wyvis Avenue, Glasgow, G13 4LL

Offers Over £179,995

EVE Property are delighted to present to the market this seldom available three-bedroom end-terraced villa, located within the highly sought-after Wyvis Avenue. Set in a quiet residential street with multi vehicle driveway and generous garden grounds, this property will appeal to buyers looking to settle in the area-early viewing is strongly recommended.



Property Description

On entering No. 44 Wyvis Avenue, you are greeted by a bright and welcoming hallway. Spacious in size, it features neutral décor and rich deep chestnut flooring which flows seamlessly into the lounge / dining area. The lounge is a perfect family space, enhanced by a large dual aspect windows allowing natural light to flood the room. High ceilings add to the sense of openness, with the layout comfortably accommodating a variety of furnishings. Towards the rear of the room there is ample space for a dining suite.

The kitchen sits just off the lounge and is thoughtfully designed with a range of white high-gloss wall and floor cabinets, paired with sleek black countertops for a modern finish. Appliances include a freestanding fridge, freezer, washing machine, and a slot-in multi functional range cooker. A downstairs w.c is a convenient inclusion and is equipped with a dual flush w.c and space-saver vanity unit and basin with mixer tap - with crisp white tiling adding a chic finish.

The upper levels of this spacious home offer flexible and well-appointed accommodation, ideal for families or those needing home office space. On the first floor, you will find two generously sized double bedrooms, a stylish family bathroom, and a dedicated study with access to the attic.

The attic has been thoughtfully converted to provide an additional double bedroom, creating a perfect retreat or guest room. In total, the upper floors comprise three double bedrooms and a study, offering a perfect blend of comfort and versatility.





To the front of the property, a large monoblock driveway provides convenient off-road parking for 3–4 vehicles. The rear garden has been thoughtfully designed for both relaxation and entertaining, featuring a generous decking area that's been well utilised by the current owner. Additional highlights include a detached garage with power supply, a charming summer house complete with electricity and a built-in bar, as well as designated space for a hot tub and outdoor dining set. The garden is low maintenance yet offers a wealth of enjoyment and versatility throughout the seasons.

Further benefits include gas central heating and double glazing throughout.

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 Renfrew / Yoker 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.





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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