



13 Avon Road, Bishopbriggs, Glasgow, G64 1RF

Offers Over £200,000

- Wonderful Residential Location
- Spacious Lounge
- Adequate Storage including Attic Space
- EER - D
- 2 Bedroom Semi-Detached Property
- Dining Kitchen with French Doors To Rear
- Extensive Garden Plot, Driveway & Garage
- Well Presented & Maintained Throughout
- Tasteful Shower Room
- Close To Local Amenities

13 Avon Road, Glasgow G64 1RF

*** Similar Properties Urgently Required For Waiting Buyers !!! *** Wonderful residential location, this 2 bedroom immaculate semi-detached property will appeal to an array of buyers from those down sizing, first time buyers or a young couple. Presented to an exceptional standard throughout, early viewing is essential. Boasting a substantial rear garden plot with attractive patio, garage, driveway, GCH & DG. EER - D



Council Tax Band: D



Located within close proximity to Bishopbriggs Cross, the railway station all local amenities this is a wonderful opportunity to acquire an attractive 'John Lawrence' semi-detached villa. The current owners have maintained and presented the property to an exceptional specification throughout making early viewing imperative.

The accommodation comprises entrance vestibule, spacious lounge, modern kitchen with a selection of floor and wall mounted unit, additional storage cupboard and French doors leading to the rear garden. Upstairs there are two double bedrooms and an attractive shower room. In addition the home benefits from double glazing, gas central heating and attic storage. Off street parking via a driveway to the front and a garage to the side. Externally the property benefits from a front and substantial rear gardens with a decorative patio area ideal for relaxing and/or entertaining.

School Catchment

Avon Road lies within the catchment for Thomas Muir Primary School, St Matthews Primary School, Bishopbriggs Academy and Turnbull High School.

Room Dimensions

Entrance Hall

Lounge - 4.20m x 4.11m

Kitchen - 5.28m x 1.92m

Master Bedroom - 3.16m x 3.66m

Bedroom 2 - 4.27m x 2.36m

Shower Room - 1.86m x 1.73m

The property is located within a popular pocket of Bishopbriggs which lies to the north of Glasgow City Centre. It is conveniently positioned for local amenities available at Bishopbriggs Cross including shops, supermarket, bars, restaurants and excellent public transport services extending to bus services and train station. Schooling at both primary and secondary levels are within

close proximity and for those travelling by car there is an excellent road network linking with Glasgow City Centre itself and the M8 motorway providing links throughout the Central Belt.

Home Report Available on Request

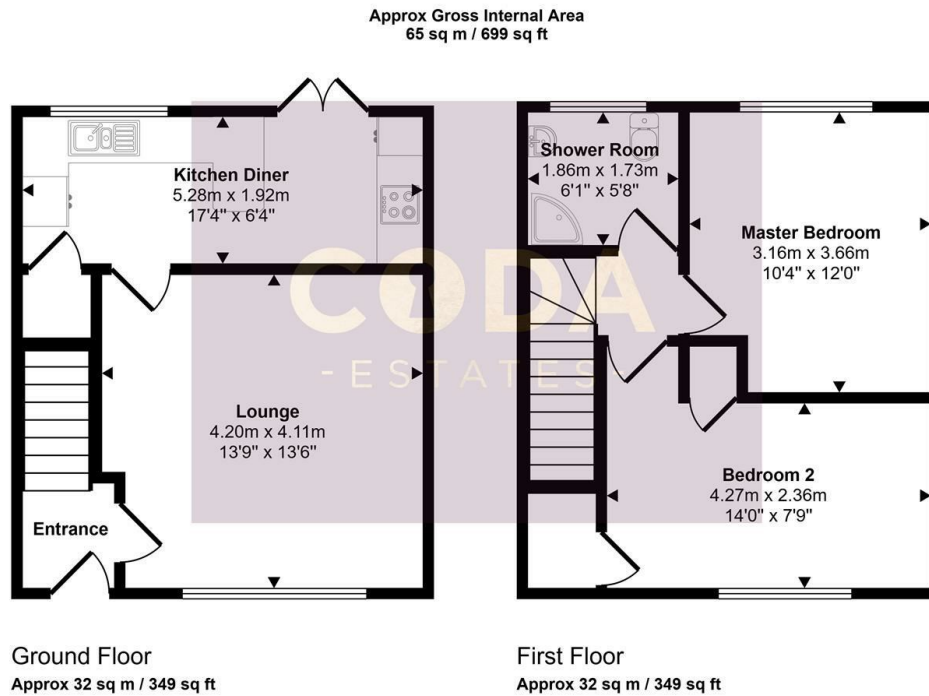
The Energy Performance rating on this property is D

Viewings Strictly By Appointment

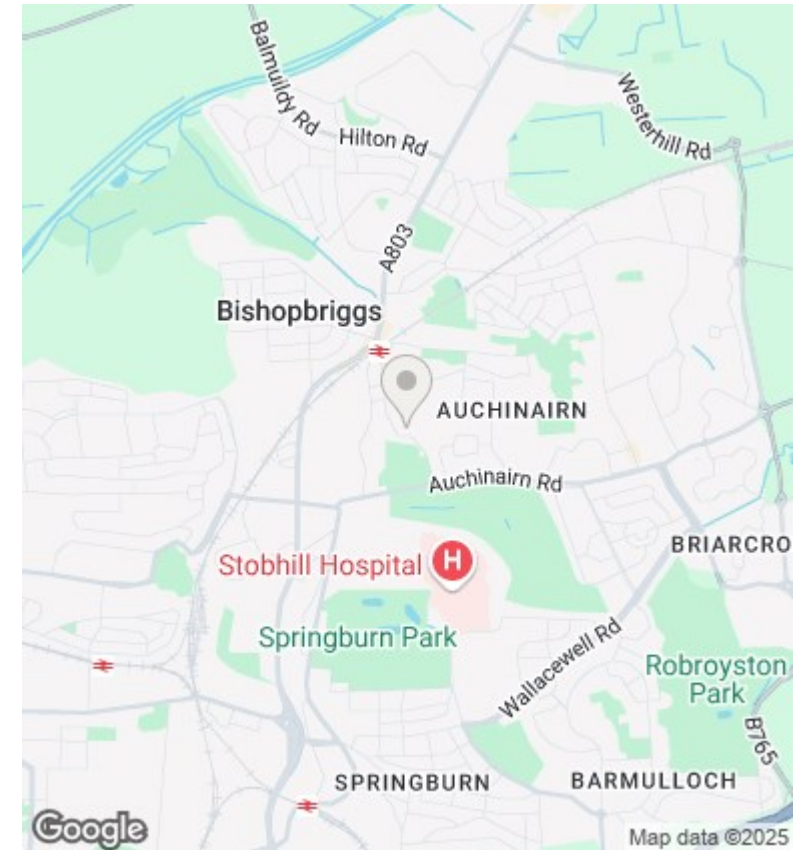
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	