



RESIDENCE

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3 Bedrooms | 2 Public Rooms | 2 Bathrooms

"Ardvarie" is a beautifully presented, sympathetically modernised, and upgraded semi-detached villa constructed from red sandstone. This six-apartment residence is set within substantial, well-established, and notably private gardens, featuring a generous driveway and a detached double garage.

Built circa 1903, Ardvarie has remained in the same family for over 50 years. Over the past 25 years, the property has undergone extensive maintenance and improvements, including a complete re-plumbing in 2001, a comprehensive rewire in 2005, and a new roof installed in 2015.

Internally, the home has been finished to a high standard, thoughtfully blending period features with quality enhancements. The interior retains charming details such as stained glass, an open fireplace, intricate cornicing and ceiling roses, original doors, and a striking balustrade staircase.

The accommodation comprises an inviting entrance vestibule leading into a welcoming reception hall. The front-facing lounge features a bay window and a focal point open fireplace. There is a formal dining room, a separate family room, and an extended open-plan dining kitchen equipped with hardwood units, worktops, and a distinctive gas-fired Aga cooker, installed in 2007. Additionally, the ground floor includes a convenient WC with a two-piece suite.

On the upper level, an attractive split-period staircase ascends to a spacious landing. The accommodation comprises three bedrooms and a generously proportioned, traditionally styled family bathroom, featuring a roll-top bathtub and a separate walk-in shower cubicle.

Further notable features include gas central heating, double glazing, and extensive, mature private gardens. The gardens offer various seating and relaxation areas, complemented by bordering plants and shrubs, as well as a summer house.

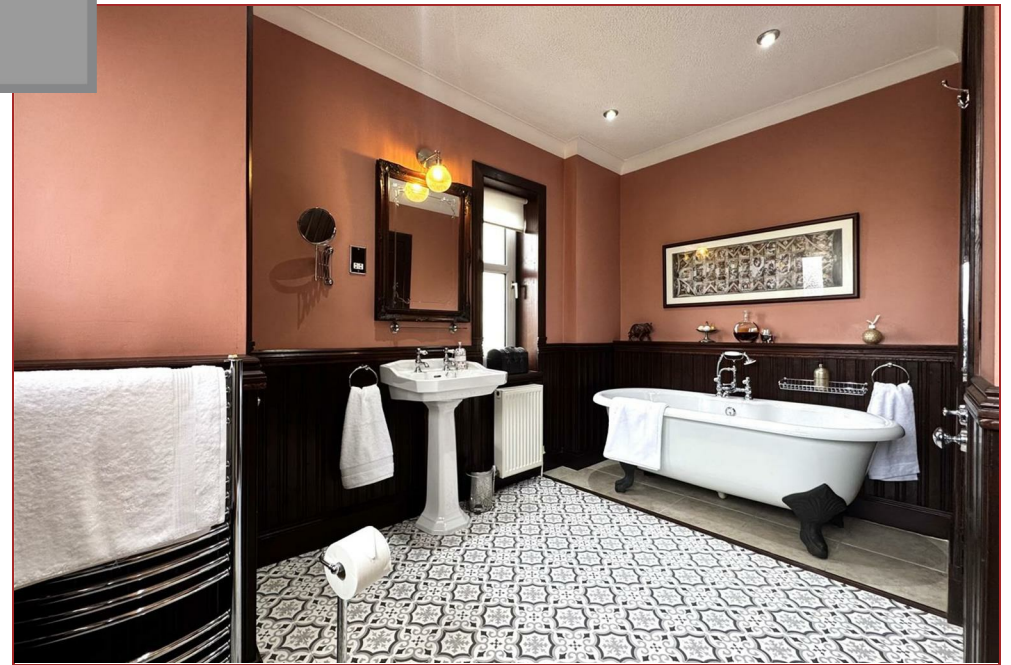
Early viewing is highly recommended to fully appreciate the size, style, presentation, and superior finish of this exceptional family home.



1840.00 sq ft | EER = D



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Ardvarie, Glasgow Road



We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.