

25 Lockerbie Avenue, Glasgow

In Excess of £340,000



25 Lockerbie Avenue

Glasgow

Traditional two-bedroom terraced home with character features, two reception rooms, a galley kitchen and an enclosed rear garden. Offers scope to update, with on-street parking.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







Entrance Hall

16' 7" x 4' 0" (5.05m x 1.22m)

The front door opens into a vestibule with herringbone floor tiles and a decorative tiled border. A glazed inner door leads into the carpeted entrance hall, which features ceiling cornicing, a decorative ceiling rose and a pendant light. The electrical consumer unit is located in the hall, which gives access to the ground-floor rooms. A carpeted staircase leads to the upper level.

Lounge

16' 4" x 12' 5" (4.97m x 3.79m)

A bright, generously proportioned lounge with high ceilings and a large front-facing bay window that lets in plenty of natural light. Decorative cornicing and a ceiling rose add character, while a gas fire with a marble surround provides a focal point. The room has carpeted flooring, a radiator and a central ceiling light. A fully glazed door connects the lounge to the entrance hall.

Dining Room

16' 0" x 9' 10" (4.87m x 3.00m)

Currently arranged as a combined dining and sitting room, this versatile space could also be used as a second lounge or home office. A large rear-facing window brings in plenty of natural light, while decorative cornicing and a ceiling rose add character. The room has carpeted flooring, a radiator, a central ceiling light and a cupboard housing the boiler.

Kitchen

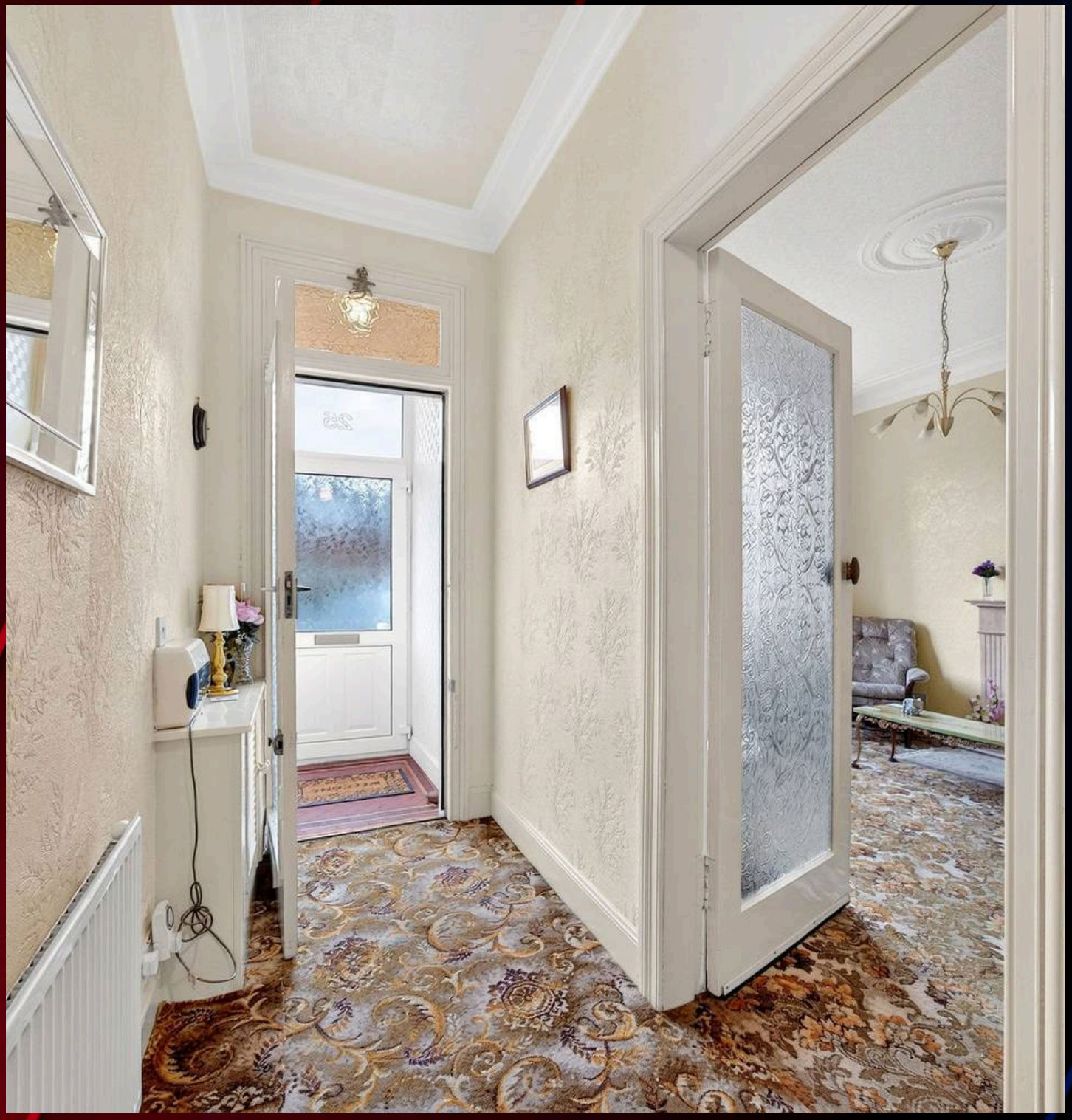
9' 11" x 6' 6" (3.01m x 1.98m)

A single step leads down into the galley-style kitchen, which is fitted with traditional panelled wall and base units and has worktop space on both sides. It features a built-in oven, a gas hob, an under-counter fridge and freezer, and a stainless steel sink with drainer. A rear-facing window and glazed back door bring in natural light, with the door providing direct access to the rear of the property. Tiled walls, patterned floor tiles and ceiling spotlights complete the room. All white goods are included in the sale.

Shower Room

6' 7" x 6' 6" (2.01m x 1.97m)

Accessed from the half landing, the shower room is fitted with a glazed shower enclosure with an electric shower, a pedestal wash hand basin and a WC. A rear-facing window with frosted glass sits above the basin, bringing in natural light while maintaining privacy. The room features a coombed ceiling, tiled walls with a decorative



REAR GARDEN

Steps lead down from the kitchen to a fully enclosed, low-maintenance rear garden with paved paths, gravelled areas and a paved seating area. A raised timber planting bed and established shrubs add greenery, while a timber shed provides garden storage. Timber fencing borders the garden, with a gate at the rear.

FRONT GARDEN

The low-maintenance front garden is laid mainly to gravel, with established shrubs and a central paved area. A metal pedestrian gate opens onto a paved path, with a short set of steps and a handrail leading up to the front door.

ON STREET

1 Parking Space

On-street parking is available.









RE/MAX ESTATES

25 Lockerbie Avenue, Glasgow, G43 2HH



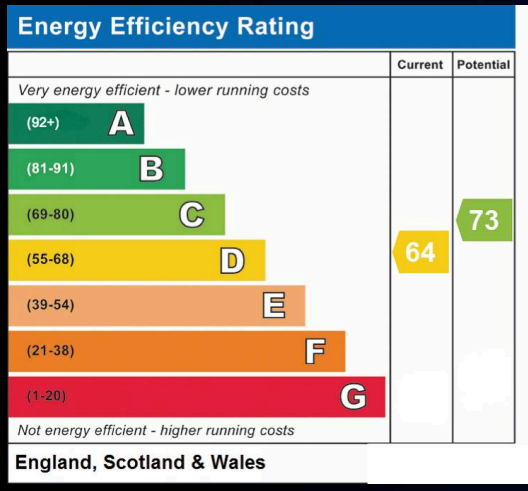
Ground Floor
Approximate Floor Area
559 sq. ft
(51.97 sq. m)

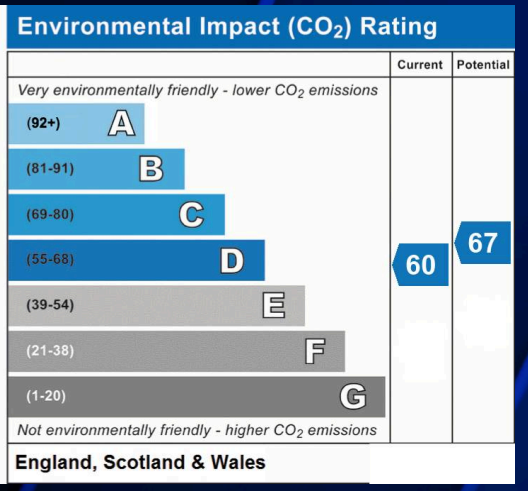
First Floor
Approximate Floor Area
524 sq. ft
(48.70 sq. m)

Approx. Gross Internal Floor Area 1083 sq. ft / 100.67 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property







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