Fred.
ESTATE AGENTS



34 Central Avenue

Glasgow

Offers over £375,000

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Occupying a generous plot within a highly sought-after residential pocket of Cambuslang, this three-bedroom semi-detached sandstone villa offers a wonderful blend of traditional character, spacious accommodation and excellent family living potential. Arranged over two levels, the property retains a wealth of charming period features, including high ceilings and decorative cornicing, while offering generous and versatile living space.

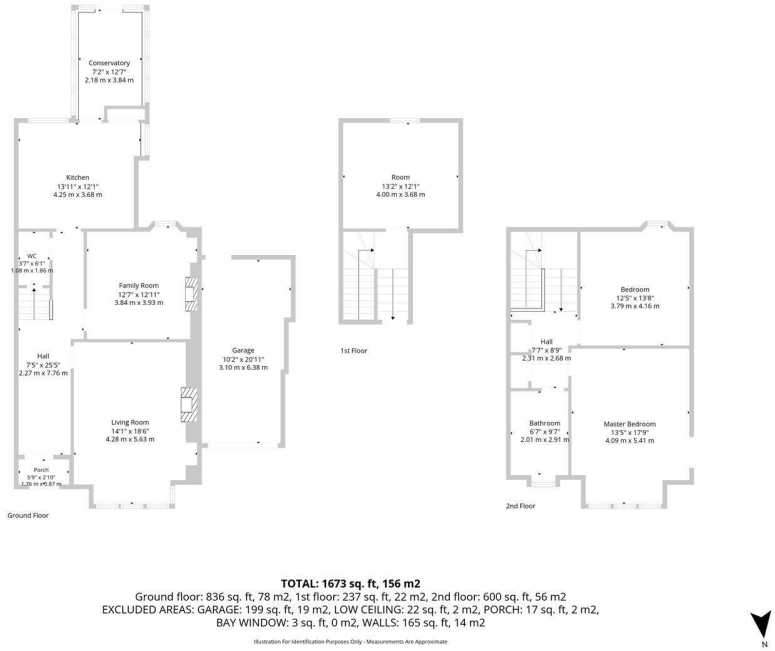
The accommodation begins with a welcoming entrance porch leading into a main hallway, which provides access to the spacious front-facing lounge which is a particularly appealing feature, enjoying excellent natural light from a large window and boasting attractive period detailing, including decorative cornicing, high ceilings and a feature fireplace with surround.

A further well proportioned reception room provides excellent flexibility, perfectly to use as a formal dining room, family room or additional sitting room. The spacious fitted kitchen offers an excellent range of wall and floor-mounted units, a built-in eye-level oven and gas hob, together with space for freestanding appliances. Dual-aspect windows ensure plenty of natural light, while direct access leads through to a conservatory overlooking the rear garden. A convenient ground-floor WC completes the accommodation at this level.

The upper floor is arranged over a split-level landing, with the first bedroom accessed from the half landing. The upper landing then provides access to two further well-proportioned bedrooms, including the master bedroom, which enjoys a desirable front-facing position. A modern, partially tiled family bathroom completes the accommodation and comprises a contemporary back-to-wall WC and vanity wash hand basin combination, bath and separate shower enclosure.

Externally, the property occupies an impressive plot with extensive garden grounds, offering excellent outdoor space for family enjoyment and entertaining. The rear garden features mature trees, providing an established setting. Further benefits include a single garage and private driveway, providing valuable off-street parking.

Central Avenue is ideally positioned within the popular Cambuslang area, offering convenient access to an excellent selection of local amenities, including shops, supermarkets, cafés and restaurants. Leisure and recreational facilities are also well catered for, with Cambuslang Lawn Tennis Club conveniently situated just off Central Avenue, providing excellent opportunities for tennis enthusiasts and those seeking an active lifestyle. For commuters, Cambuslang railway station is within easy reach, providing regular services to Glasgow and destinations beyond. The nearby M74 motorway network also offers excellent road links throughout Glasgow and the wider Central Belt.



TOTAL: 1673 sq. ft, 156 m2
Ground floor: 836 sq. ft, 78 m2, 1st floor: 237 sq. ft, 22 m2, 2nd floor: 600 sq. ft, 56 m2
EXCLUDED AREAS: GARAGE: 199 sq. ft, 19 m2, LOW CEILING: 22 sq. ft, 2 m2, PORCH: 17 sq. ft, 2 m2, BAY WINDOW: 3 sq. ft, 0 m2, WALLS: 165 sq. ft, 14 m2

Illustration For Identification Purposes Only - Measurements Are Approximate

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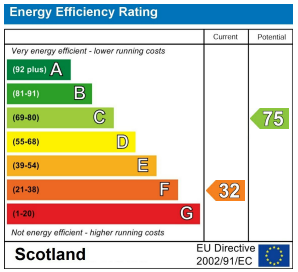
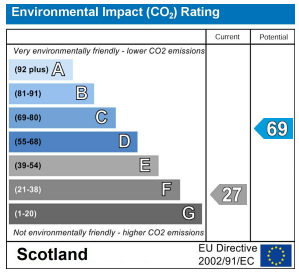
Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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