



4 Shira Avenue, Gartcosh, Glasgow, G69 8FL

Offers Over £335,000

- Immaculately presented four-bedroom detached villa within the desirable Shira Avenue in Gartcosh
- Bright and elegant front-facing lounge, ideal for both everyday living and entertaining
- Separate utility room providing additional storage and practical laundry space
- Generous principal bedroom complete with fitted storage and a sleek en-suite shower room
- Convenient location close to local amenities, reputable schooling, rail links, and major motorway connections to Glasgow and beyond
- Spacious and flexible family accommodation finished to a high contemporary standard throughout
- Stunning open-plan dining kitchen featuring modern cabinetry, quality integrated appliances, and garden access
- Versatile second public room suitable as a family room, home office, or children's playroom
- Private rear garden, detached garage, and driveway offering excellent outdoor space and off-street parking
- Energy efficiency rating - B

4 Shira Avenue, Glasgow G69 8FL

Immaculately presented four-bedroom detached villa located within the sought-after Shira Avenue in Gartcosh, offering spacious contemporary family living, private gardens, detached garage, and driveway parking, ideally positioned close to excellent local amenities and transport links.

4 2 2 B

Council Tax Band: F



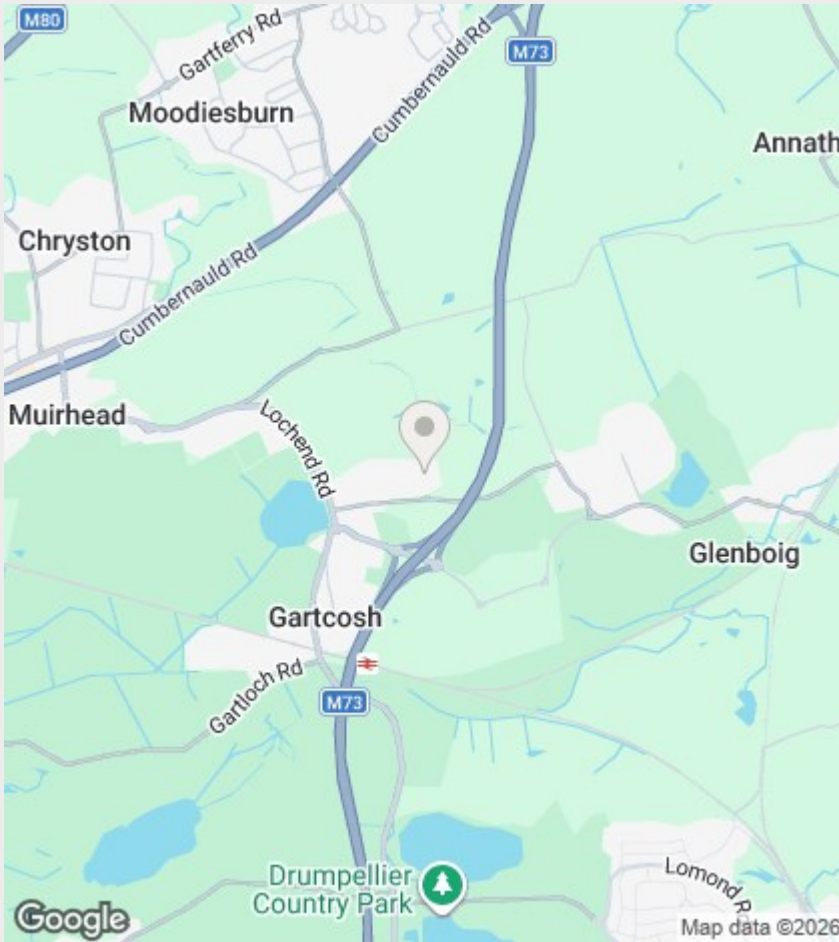
Set within the highly sought-after Shira Avenue in Gartcosh, this beautifully presented four-bedroom detached villa offers exceptional contemporary family living, finished to an exacting standard throughout. Boasting spacious and versatile accommodation, the property combines stylish interiors with outstanding functionality, making it an ideal home for modern family lifestyles.

The accommodation comprises a welcoming reception hallway leading to a bright and spacious front-facing lounge, beautifully presented and ideal for relaxing or entertaining. To the rear, the impressive open-plan dining kitchen forms the heart of the home, offering ample space for both everyday family living and hosting, with a range of modern fitted units, quality appliances, and direct access to the garden. Just off the kitchen, a convenient utility room provides additional storage and laundry space, enhancing the practicality of the home. A versatile second reception room offers additional living accommodation, perfectly suited as a family room, home office, or playroom, while a convenient downstairs WC completes the ground floor.

Upstairs, there are four generously proportioned bedrooms, all presented in immaculate condition. The superb principal bedroom benefits from fitted storage and a stylish en-suite shower room. The remaining bedrooms offer excellent flexibility for growing families or home working requirements and are serviced by a contemporary family bathroom finished with modern fixtures and fittings.

Externally, the property enjoys a private rear garden ideal for outdoor entertaining and family use, alongside a detached garage and private driveway providing excellent parking and storage solutions.

Shira Avenue is ideally positioned within the popular Gartcosh area, offering easy access to a wide range of local amenities, highly regarded schooling, and excellent transport links including nearby rail connections and motorway networks, providing swift access to Glasgow City Centre and beyond. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.



Directions

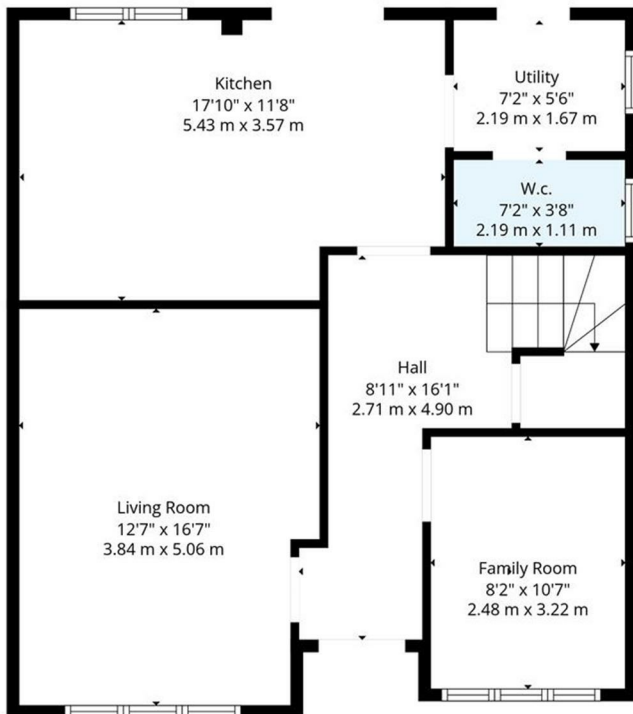
Viewings

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

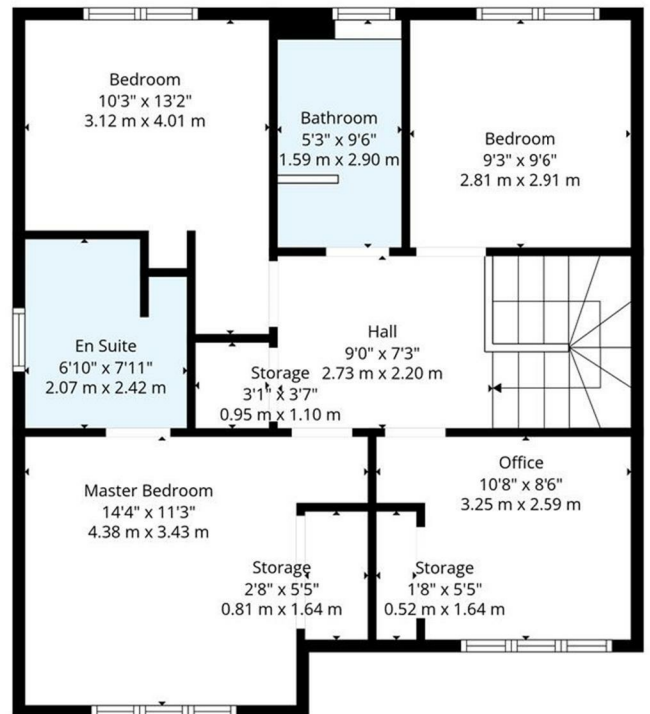
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	



1st Floor



2nd Floor

TOTAL: 1319 sq. ft, 123 m2

1st floor: 666 sq. ft, 62 m2, 2nd floor: 653 sq. ft, 61 m2

EXCLUDED AREAS: UTILITY: 40 m2 & 1 m2 STORAGE: 20 m2 & 2 m2 HALL: 112 m2 & 11 m2

CODA