



Mid terrace villa
107 Lincoln Ave, Knightswood G13 3DQ



McSparran McCormick
SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This traditional mid terrace villa offers well proportioned accommodation with private garden ground to front and rear.

The property is accessed from front via a replacement upvc door, with the hallway providing direct access to the lounge and to upper floor level via a carpeted staircase. The spacious lounge has fitted carpeting and is open plan to the dining room, which has upvc double glazed patio doors overlooking and providing direct access to the rear garden. The kitchen, which is accessed off the dining room, is well fitted out with a range of modern fitted base and wall mounted storage units, incorporating worktop surface areas, built in sink and drainer. There is a built in hob, oven and extractor hood, whilst a replacement upvc door provides further direct access to the rear garden.

At first floor level there are two double sized bedrooms, both with fitted carpeting, the larger bedroom also having a small fitted wardrobe. There is a shower room which is fitted out with a contemporary 3-piece suite comprising WC, pedestal wash hand basin and large walk in shower cubicle. The property benefits from having gas central heating and double glazing installed.

Externally there is an area of private garden ground to front which is partly slabbed with flower and shrub features. To the rear of the property there is a further substantial area of enclosed price garden ground, mainly laid in lawn, with a slabbed patio area adjacent to the house. The rear garden can also be accessed via a communal pend and gate.

The property occupies an established and much sought after location close to local shops and Knightswood Park. More extensive shopping facilities are available at nearby Anniesland Cross where there is a Morrisons supermarket, and at Great Western Retail Park where there is a Sainsbury's supermarket and a range of other retail

and fast food outlets including a B & Q. By car there are good road links with the Clydeside Expressway, Clyde Tunnel, M8 and Glasgow Airport, whilst local bus services provide links with surrounding districts and the city centre. Both primary and secondary schooling is catered for within the Knightswood district.

MEASUREMENTS

ENTRANCE HALL

LOUNGE

DINING ROOM

KITCHEN

BEDROOM ONE

BEDROOM TWO

SHOWER ROOM

14'4" x 14'4"

11'8" x 8'11"

11'2" x 8'5"

14'4" x 14'2"

11'1" x 10'4"

7'3" x 6'11"

EPC

Band "D"

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable

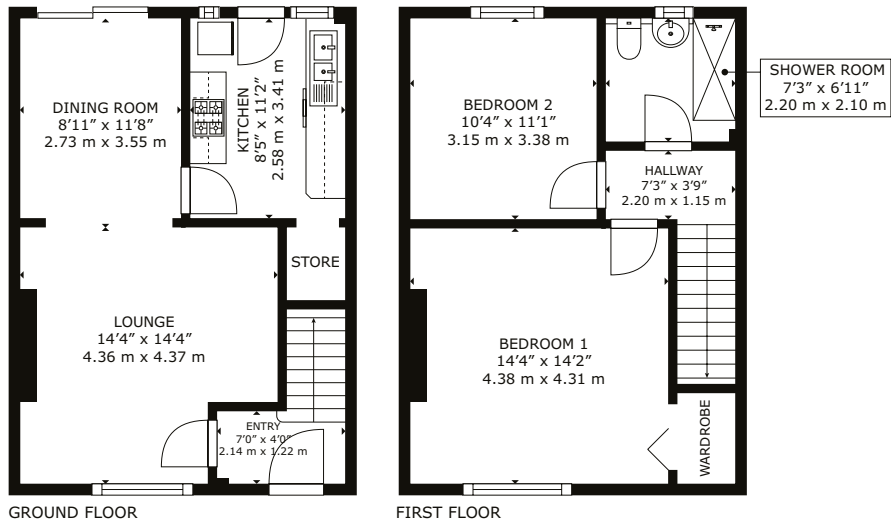


Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

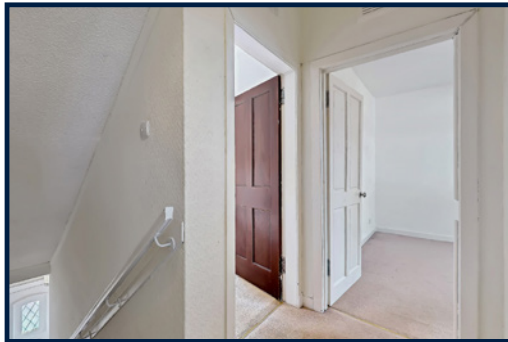


McSparran McCormick

SOLICITORS, NOTARIES & ESTATE AGENTS



GROSS INTERNAL AREA
GROUND FLOOR: 466 sq. ft., 43 m² FIRST FLOOR: 466 sq. ft., 43 m²
TOTAL AREA: 932 sq. ft., 86 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by Plush Plans Ltd



espc

Waterloo Chambers, 19 Waterloo Street, Glasgow G2 6AH
Tel: 0141 248 6178



McSparran McCormick
SOLICITORS, NOTARIES & ESTATE AGENTS