



End Terraced House

22 Lee Avenue, Riddrie, Glasgow, G33 2QY

Offers Over £95,000



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Description

This three bedroom end terraced villa is a great family home in a popular residential pocket and offers excellent potential to refurbish.

The property sits on a level plot with front and rear paved gardens and there are shared grounds to the front which are neatly maintained. On street parking is available on Lee Avenue.

Inside, this home requires a programme of modernisation in terms of the fixtures, fittings and decor. The bathroom is of modern design, the windows double glazed and there is a gas fired central heating system, the combination boiler renewed in January 2026.

A broad reception hall leads to the ground floor accommodation and a stairway to the upper level. The gas central heating boiler is located within the under stair cupboard and a cupboard opposite provides additional storage space. The lounge/dining room is a superb reception room with broad window formations to both the front and rear elevations. The kitchen is to the rear and is fitted with a range of units, worktops, integrated oven & hob and sink. A window overlooks the rear garden with door providing direct access.

Upstairs the landing leads to the three bedrooms, bathroom and to a linen cupboard. A ceiling hatch accesses the attic space. All three bedrooms has some form of built in storage. Bedrooms one and two are nicely proportioned double bedrooms and the third bedroom is of smaller proportion. The bathroom is very well appointed having been re-designed in more recent times. There is a modern suite with over bath shower & screen and stylish wet wall which compliments the flooring. A window to the rear lends natural light to this bathroom.

Lee Avenue forms part of an established residential pocket within Riddrie to the northeast of Glasgow City Centre. There are convenient shops on both Smithycroft Road and Cumbernauld Road and the nearby Glasgow Fort Shopping Centre provides a wider selection of shops and recreational facilities. Hogganfield Park & Loch provides a super outdoor space and includes the Golf It! and Game4Padel experiences. Local Schools include Smithycroft Secondary School and Carntyne Primary School. There are regular bus services operating in the area and convenient road links to the M8 motorway and Glasgow City Centre.



Room Dimensions

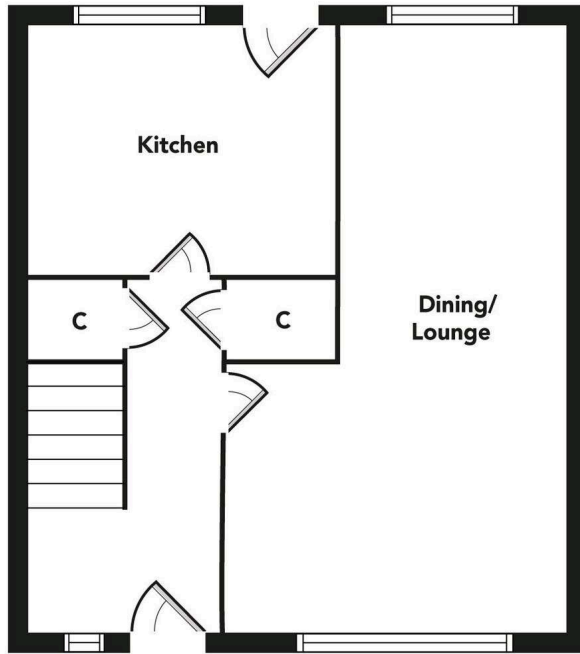
Reception hall	4.88 m x 1.88 m / 16'0" x 6'2"
Lounge/dining room	7.92 m x 3.51 m / 26'0" x 11'6"
Kitchen	3.00 m x 3.12 m / 9'10" x 10'3"
Bedroom 1	4.06 m x 2.97 m / 13'4" x 9'9"
Bedroom 2	3.15 m x 3.38 m / 10'4" x 11'1"
Bedroom 3	3.07 m x 2.46 m / 10'1" x 8'1"
Bathroom	2.11 m x 2.03 m / 6'11" x 6'8"

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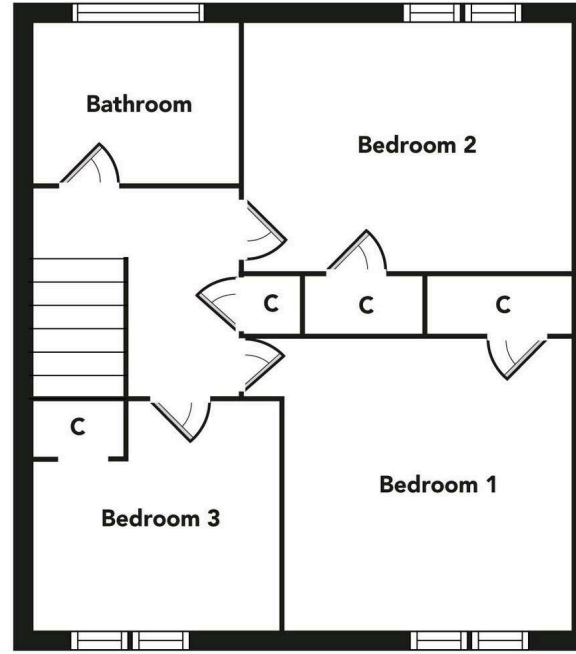
Features

- End terraced villa
- Requiring modernisation
- Three bedrooms
- Double glazing
- Gas central heating
- Level paved gardens
- Popular residential location
- Close to schools, shops and transport links

GROUND FLOOR

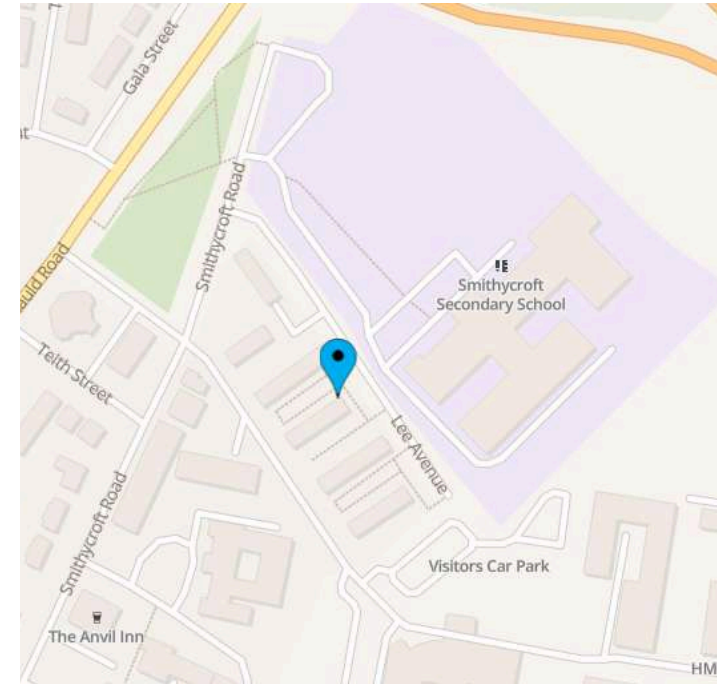


FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by [Plushplans](#)



TRAVEL DIRECTIONS

Travelling north east along Cumbernauld Road in Riddrie continue and turn right into Teith Street, just at Riddrie Library. At the end of the road turn left onto Smithycroft Road. Turn right, just prior to Smithycroft Secondary School, into Lee Avenue. This property is along on the right hand side just to the other side of the third row of garages.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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