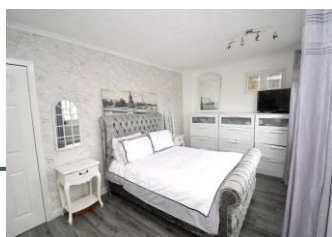




**BLAIR &
BRYDEN**



Located in a sought-after area of Glasgow this TERRACED HOUSE offers fantastic family accommodation and features private gardens. Gas central heating and double glazing throughout.

4 Hartree Avenue, Glasgow G13 4LZ

Offers Over: £155,000

Branch: 4 Cathcart Square
Greenock, PA15 2BS
Tel: 01475 558420
Email: ggurney@blair-bryden.co.uk



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Located in a sought-after area of Glasgow this TERRACED HOUSE offers fantastic family accommodation and features private gardens. Gas central heating and double glazing throughout.

Entrance giving access to all accommodation and hosting sizeable storage cupboard. The lounge is a great-sized family room to the front with large window providing a bright living space and tastefully decorated. Fitted kitchen accessed from the lounge comprising a variety of wall and floor units providing ample work and storage space. The integrated appliances included are the electric hob, oven and grill. Side door.

Carpeted stairwell to upper level. Loft access.

The property benefits from three generously sized double bedrooms with the first bedroom located on the ground level accessed from the lounge and comprising a utility cupboard and ensuite shower room with w.c., wash hand basin and shower. Patio doors to pleasant rear gardens. Bedrooms two and three are located on the first floor with bedroom two featuring a walk-in cupboard and the boiler is housed in bedroom three.

The family bathroom consists of a w.c., wash hand basin and large whirlpool bath tub.

Early viewing is advised to appreciate the wonderful accommodation on offer.

ACCOMODATION

Lounge - 6.14m(20'1")x2.69m(8'8")approx.

Kitchen - 3.23m(10'5")x2.42m(7'9")approx.

Bedroom one - 5.14(16'8")x3.21m(10'5")approx.

Ensuite shower room - 3.05m(10'0")x2.09m(6'8")approx.

Upper level

Bedroom two - 4.45(14'5")x2.83m(9'2")approx.

Bedroom three - 3.45m(11'3")x3.24m(10'6")approx.

Bathroom - 1.90m(6'2")x1.72m(5'6")approx.

VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420

ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.

SELLING

Do you have a property to sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation and advice

www.bestmove.uk.net