



Colgrain Avenue | | Glasgow | G20 9JE

Offers Over £290,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Colgrain Avenue.

An excellent four-bedroom, modern, end plot detached family home.

Property Description
Colgrain Avenue is distinguished by its prominent position on this large end plot and is presented to the market as the perfect, fabulous family home.

The accommodation on offer includes a welcoming entrance hall with WC. To the front of the property is the bright and spacious lounge, featuring open outlooks and a large picture window that allows for ample natural light. Just off the lounge to the rear sits the dining room with patio door access to the rear garden; the dining room then allows access to the modern-fitted kitchen with base and wall-mounted units and contrasting work surfaces. The kitchen allows further door access to the private rear gardens via the sunroom, mainly laid to grass with organic raised corrugated beds to the rear; the garden gives an overall peaceful and private place to sit and relax. Finishing the rear garden is the outside shed running the length of the side of the building, allowing for great storage; the rear garden also has a garden hut housing the hot tub and stand alone greenhouse.

On taking the stairs to the upper floor, you will find four bright and spacious, good-sized bedrooms, with the master bedroom benefiting from additional built-in storage. Completing the upper level is the family shower room with double walk-in power shower, that also forms a steam room, WC and basin vanity.

The property further benefits from Gas Central Heating, Double Glazing, a private front and rear garden and mono block drive with carport.

Colgrain Avenue is well situated for local shopping which can be found nearby on Maryhill Road. The local area offers the perfect blend of convenience and excellent transport links. Located within easy reach of Glasgow City Centre whilst also enjoying the benefits of a friendly residential neighbourhood. Outdoor enthusiasts will appreciate nearby Ruchill Park and the picturesque Forth and Clyde Canal offering scenic walking and cycling routes. Schooling at both primary and secondary levels is also available locally.

The vibrant West End is also within easy reach of the property. With an abundance of local shops, artisan bakeries, bars and restaurants there are plenty of local amenities on offer whilst exploring the grounds of Glasgow University campus and Kelvingrove Park.

Whilst we endeavour to provide as accurate information as possible, our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points, and our floor plans may not be exactly to scale.

