



16 Shira Avenue, Gartcosh, Glasgow, G69 8FL

Offers Over £250,000

- Beautifully presented three-bedroom semi-detached family home
- Stylish modern interiors and décor with plantation shutters throughout
- Open-plan kitchen and dining area with integrated appliances
- Enclosed rear garden with decked seating area and summer house
- Perfectly positioned close to a host of amenities and transport links
- Popular Oakwood development by Bellway Homes
- Spacious lounge with feature media wall
- Principal bedroom with en suite, and storage in all bedrooms
- Eco-efficient with Solar PV and EV charger
- Energy efficiency rating - B

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Combining stylish modern interiors with thoughtful upgrades, excellent outdoor space and superb commuter connections, this impressive family home offers a wonderful balance of contemporary living and semi-rural tranquillity.



3



2



1



B

Council Tax Band: D



Welcome to 16 Shira Avenue, a beautifully presented three-bedroom semi-detached home set within the peaceful, leafy surroundings of the highly sought-after Oakwood development by Bellway Homes in Gartcosh.

From the moment you step inside, the quality and attention to detail are immediately apparent. The welcoming entrance hallway leads to a stylish WC, ideal for guests and everyday family life.

The spacious and inviting lounge is a beautifully finished reception room, providing the perfect space to relax and unwind. A stunning new media wall with integrated fire creates an impressive focal point, adding a contemporary touch while providing an ideal setting for cosy evenings and entertaining.

To the rear of the property, the open-plan kitchen and dining area extends across the full width of the property. The modern kitchen is fitted with sleek cabinetry and integrated appliances while the generous dining area provides plenty of space for family meals and entertaining. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces and making the area ideal for summer breakfasts, relaxed evenings and weekend barbecues.

Upstairs, there are three well-proportioned bedrooms, all benefiting from built-in wardrobes. The principal bedroom enjoys the added luxury of a private en-suite, while the modern wet-room style bathroom is completed in a fresh, neutral style wet-wall finish.

The accommodation provides excellent flexibility for modern family life, whether you require bedrooms for children and guests or additional space for a home office.

Outside, the property continues to impress. The front garden is attractively landscaped and low maintenance, while the mono-blocked driveway provides parking for multiple vehicles and benefits from an EV charging point.

The fully enclosed rear garden is a particular highlight. Designed with both relaxation and entertaining in mind, it features a stylish anthracite-decked seating area with pergola, alongside a superb summer house with power, offering an ideal space for a home office, hobby room, or peaceful retreat.

Further benefits include double glazing, gas central heating, plantation shutters throughout and the reassurance of a modern Bellway build.

Shira Avenue forms part of the popular and maturing Oakwood development by Bellway Homes, situated on the outskirts of Gartcosh. The development enjoys a peaceful, family-friendly atmosphere while remaining exceptionally well connected to the wider Central Belt.

Gartcosh village offers a range of everyday amenities, including a convenience store, café and pharmacy, while nearby Glasgow Fort provides an extensive selection of high street retailers, supermarkets, restaurants and leisure facilities.

Families are well served by a choice of local schools at both primary and secondary level. For those who enjoy getting outdoors, Drumpellier Country Park and the expansive Seven Lochs Wetland Park, Scotland's largest urban heritage and nature park, are both nearby, providing miles of scenic paths and open space ideal for walking, running, and cycling.

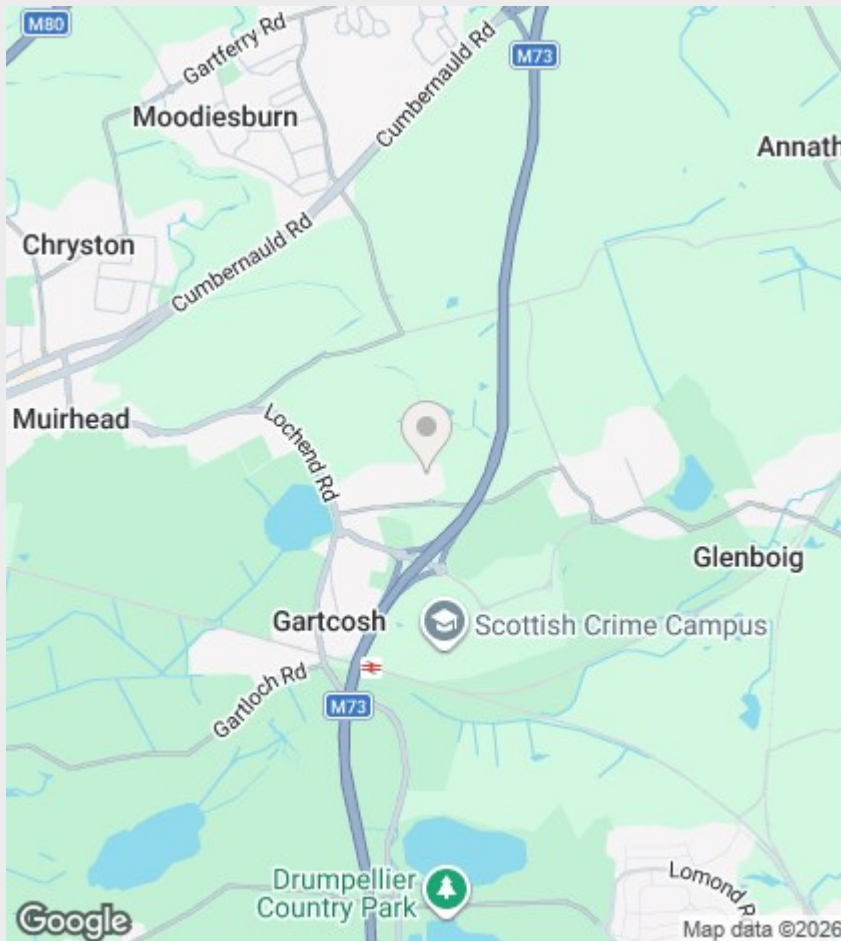
For commuters, the location is particularly appealing. Gartcosh railway station provides regular direct services towards Glasgow Queen Street and Edinburgh, while the M73, M8 and M80 motorway networks are all easily accessible, providing convenient connections throughout Glasgow and across the Central Belt.

Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this exceptional home has to offer.

Home Report available on Request
Viewings Strictly By Appointment
EER - B

Council Tax Band - North Lanarkshire D

If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages



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	84	84
(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	

