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**0141 959 1674**

**Semi-detached House**

8 Linkwood Avenue, Glasgow, G15 7TU

**Offers Over £72,500**







## **Semi-detached House**

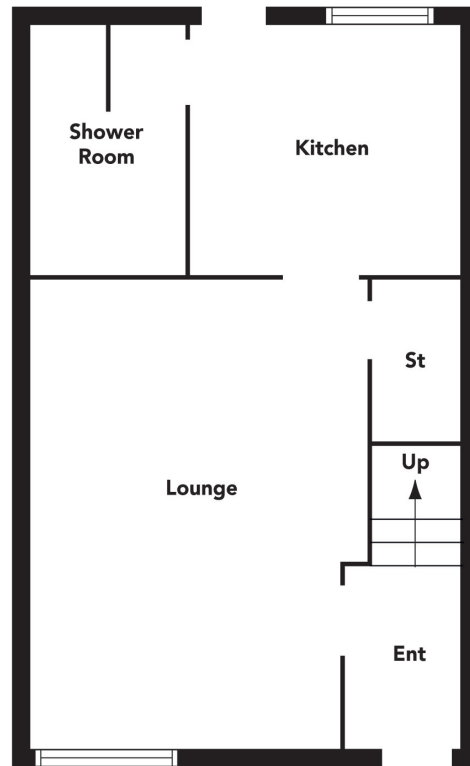
8 Linkwood Avenue

**Offers Over £72,500**

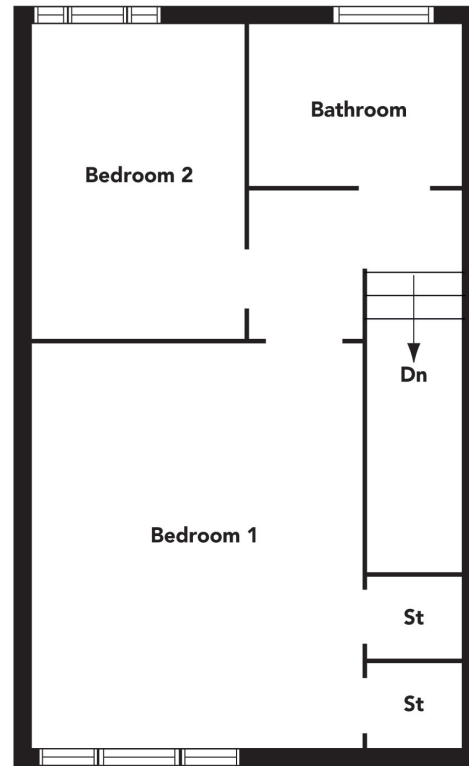
Extensively improved throughout and attractively decorated, this impressive SEMI VILLA is centrally situated within this ever popular location with a wide and varied range of amenities all nearby. Entrance hall, generously proportioned near 16' lounge with pleasant aspects to front over garden and deep cupboard off below stairs, fully fitted kitchen with window and door onto rear garden. Comprising floor and wall mounted polished white veneer fronted units with complimentary work tops and integrated oven, hob and hood, situated adjacent to the kitchen is a fully tiled shower room comprising three piece suite. First floor: main bedroom to front with two recessed storage cupboards, additional double bedroom to rear, modern fitted bathroom comprising three piece suite with full height wet wall panelling. The specification includes modern electric heating and PVC double glazing including front and rear doors. South facing garden to front and larger enclosed low maintenance garden to rear. Excellent off street parking. Occupying a cul-de-sac position just off Kinfauns Drive, the property is adjacent to Drumchapel Shopping Centre and park, a short distance to the Great Western retail park. • Semi Villa • Near shopping centre, schools etc. • Near 16' lounge • 2 double bedrooms • Bathroom & downstairs shower room



GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale  
Produced by Plushplans

### Room Dimensions

|             |                                 |
|-------------|---------------------------------|
| Lounge      | 4.78 m x 3.78 m / 15'8" x 12'5" |
| Kitchen     | 3.27 m x 2.42 m / 10'9" x 7'11" |
| Bedroom 1   | 3.78 m x 3.56 m / 12'5" x 11'8" |
| Bedroom 2   | 3.67 m x 2.78 m / 12'0" x 9'1"  |
| Bathroom    | 1.95 m x 1.68 m / 6'5" x 5'6"   |
| Shower Room | 2.42 m x 1.48 m / 7'11" x 4'10" |

### Entry

Insert Entry Info Here

### Viewing

Tel: 0141 959 1674

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.



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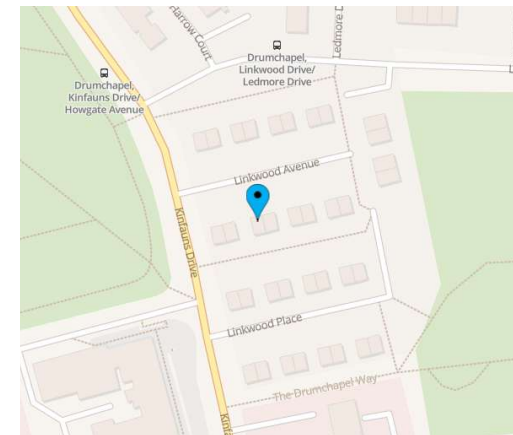
**Fielding Mclean & Co Solicitors**

**1986 Great Western Road, Glasgow G13 2SW**

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### Travel Directions

Travelling north along Kinfauns Drive from the roundabout at the junction with Garscadden Road and Drumry Road East, past Drumchapel shopping centre on left, turning second right onto Linkwood Avenue (Drumchapel Park on left).



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Ref: E511492

