



28 Colwood Avenue, Glasgow, G53 7XT

Offers Over £142,500

- Immaculate Ground Floor, Quarter Villa
- Elegant Lounge/Dining Area
- 2 Double Bedrooms Both with Fitted Wardrobes
- EER - C
- Front & Rear Door private Entrance
- Tasteful Kitchen with a Number of Appliances
- GCH, DG, Private Garden, Driveway & Parking
- Up-graded Throughout
- Stylish Bathroom with Vanity Storage
- Close to All Local Amenities, Transportation Links & Schooling

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A spacious & elegant, ground floor, 2 bedroom quarter villa, located within a highly desirable development close to all local amenities. The current owner has maintained and presented the property to excellent standard throughout making early viewing essential. The property will attract interest from an array of buyers :- single professional, young couple, those downsizing. Home Report available on request. EER - C



Council Tax Band: B



Set within an excellent plot in the ever-popular Parkhouse estate, this immaculate quarter villa provides a pleasing arrangement of genuine on-the-level accommodation. The property has undergone extensive refurbishment in the past year and as such is presented to the market in true walk-in condition, this home is sure to appeal to a variety of buyers.

The accommodation comprises in full: entrance vestibule, elegant front facing lounge/dining room with access into the stylish kitchen, the contemporary fitted kitchen offers a pleasing selection of integrated appliances, complimentary worktop to the range of base and wall mounted units, access to the rear garden grounds, two well-proportioned bedrooms, both with fitted wardrobe space, modern bathroom suite with vanity storage and over the bath thermostatic shower.

The property enjoys generous garden grounds to the rear offering a high degree of privacy, being mostly laid to lawn with patio area and a raised decked area to enjoy the sunshine at various times of the day. The home benefits from private driveway and ample residence parking to the side. This exceptional home also benefits from brand new double glazing, gas fired central heating, modern fixtures and fittings matched perfectly with excellent colour palette decor.

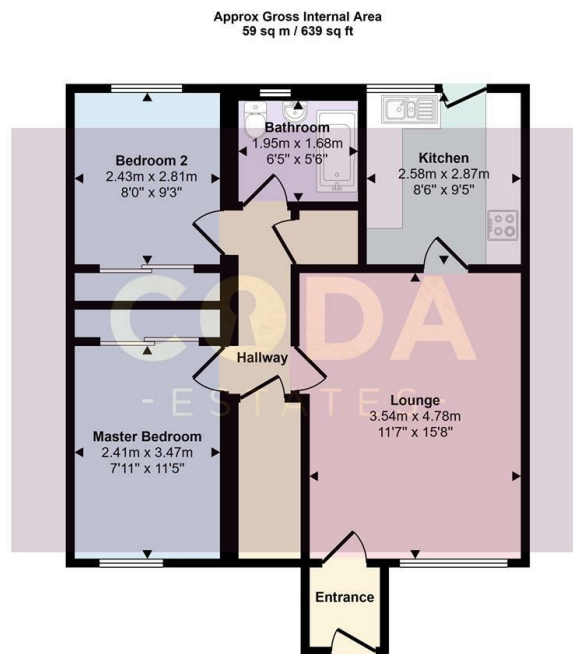
Parkhouse is set within proximity to a wide range shopping amenities with Sainsbury's close by and Silverburn shopping complex two miles north, for the commuter almost immediate access to the M77 motorway via Nitshill Road and for outdoor enthusiasts and dog walkers alike, the Dams to Darnley Country Park is a short walk away.

Home Report Available on Request
EER - C
Viewing Strictly By Appointment

If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our competitive selling packages.

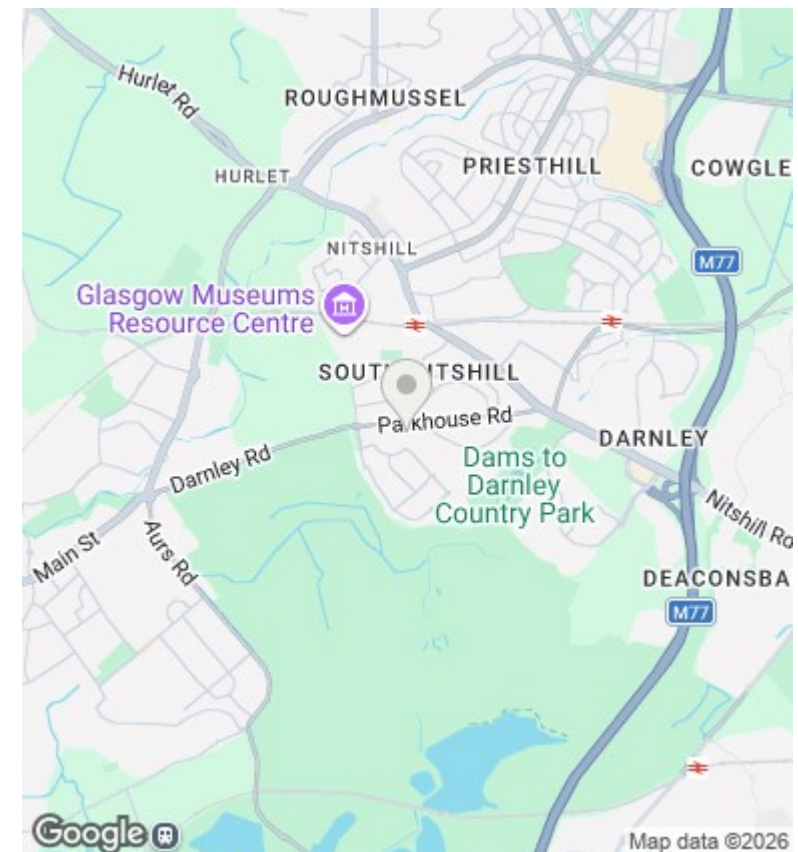






Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC