



- Beautifully presented three-bedroom semi-detached villa
- Generous and versatile accommodation over two levels
- Bright bay-windowed lounge with attractive herringbone flooring

36 Archerhill Road, Knightswood, Glasgow, G13 3NW

EVE Property are delighted to bring to the market this beautifully presented three-bedroom semi-detached villa, occupying a highly sought-after position within the popular Knightswood area.



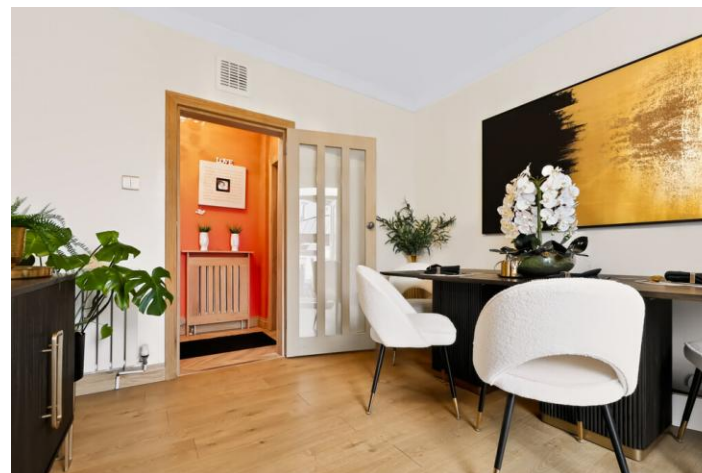
Property Description

EVE Property are delighted to bring to the market this beautifully presented three-bedroom semi-detached villa, occupying a highly sought-after position within the popular Knightswood area.

The property offers well-proportioned and versatile accommodation over two levels, complemented by attractive private gardens to the front and rear, a sizeable plot, a multiple-vehicle driveway and a desirable location close to Knightswood Park and Pond.

To the front, the property benefits from a multiple-vehicle driveway, enclosed by gates and fencing, with areas of lawn, planting and shrubbery, a pathway and decorative stone chippings.

The enclosed rear gardens provide an excellent outdoor space, featuring a large decked patio area, stone-chipped sections and attractive ornate stone detailing, creating an ideal setting for outdoor dining, entertaining or simply relaxing. The garden also benefits from a versatile outbuilding, offering useful additional space with a variety of potential uses, subject to any necessary permissions.



Internally, the property is tastefully decorated throughout in a contemporary style and is complemented by a range of quality finishes and thoughtful storage solutions. Features include oak internal doors, feature spot lighting throughout and attractive herringbone flooring extending from the hallway through to the lounge. Further benefits include double glazing and gas central heating.



The accommodation is entered via a UPVC front door into a welcoming reception hallway, with staircase leading to the upper level.

The bright and comfortable bay-windowed lounge provides an attractive main reception space, with herringbone flooring and access through to the kitchen. The modern fitted kitchen offers a good range of floor-standing and wall-mounted units, providing ample storage and workspace.

A particularly useful feature is the downstairs bedroom, currently utilised as a dining room, offering excellent flexibility to suit a variety of requirements and benefiting from French doors opening directly onto the rear gardens.



On the upper level are two generous-sized bedrooms, with both bedrooms benefiting from bespoke fitted wardrobes providing excellent hanging and storage space. The upper hallway also provides additional useful storage, with sliding mirrored doors. Completing the accommodation is the modern family bathroom, comprising WC, wash hand basin and bath with over-bath shower.

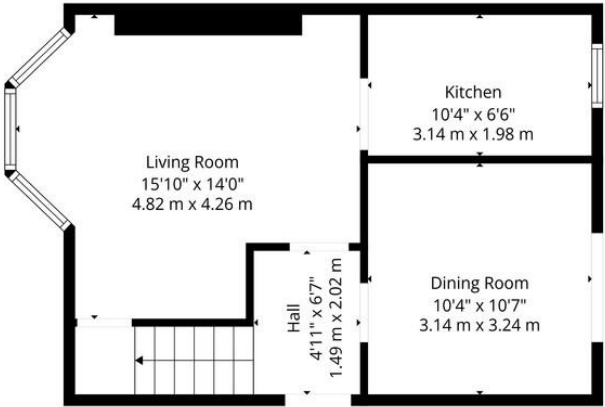


The property also benefits from a floored loft, providing valuable additional storage and potential to be developed into a fourth bedroom or further living accommodation, subject to the necessary consents and building regulations.

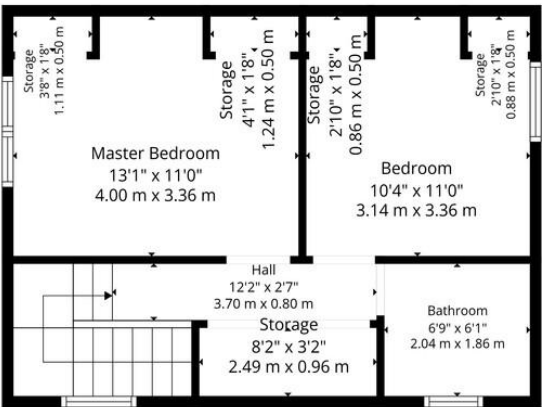
Archerhill Road enjoys a highly desirable Knightswood location, positioned adjacent to Knightswood Park and Pond, providing beautiful green open space right on the doorstep.

The property is also ideally placed for a wide range of local amenities, highly regarded schooling and leisure facilities, while excellent transport links provide easy access to Glasgow city centre and surrounding areas.

Early viewing is highly recommended to appreciate the generous and versatile accommodation, excellent outdoor space, sizeable plot, extensive driveway and sought-after location this attractive family home has to offer.



1st Floor



2nd Floor



TOTAL: 798 sq. ft, 74 m2
1st floor: 432 sq. ft, 40 m2, 2nd floor: 366 sq. ft, 34 m2
EXCLUDED AREAS: STORAGE: 49 sq. ft, 4 m2, WALLS: 84 sq. ft, 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.