

Wyvis Avenue | | Glasgow | G13 4LT

Offers Over £145,000

moving

ESTATE AGENTS

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

An excellent two-bedroom modern mid-terrace family home.

Property Description
Wyvis Avenue is offered to the market in true walk-in condition, making the perfect first-time buy or fabulous family home.

The accommodation on offer extends to a welcoming hallway with stairs to the upper-level opening to the right to a bright and spacious lounge with dual aspects with large picture window front and rear flooding the lounge with natural light, the lounge also allows for a dining area to the rear. From the lounge you can access the modern kitchen with base and wall mounted units and contrasting work surfaces; the kitchen allows door access to the substantial Landscaped private rear garden, giving that overall private and peaceful place to relax.

On taking the stairs with its custom-built handrail to first level, you will find two bright and spacious double-sized bedrooms, both with built-in storage. The Master bedroom has a full walk-in cupboard currently utilised as a work from home office space; this could easily convert to an en-suite or a staircase to give easy access to utilise the loft space. Finishing this level is the family shower room with a double walk-in shower, WC, and basin vanity finished with a tiled splashback.

Wyvis Avenue is well situated for local shopping, close to Great Western Road Retail Park and Clyde Shopping Centre. There are good motorway links and public transport, including bus and rail within the area. This provides easy access to the Glasgow City Centre, which hosts a variety of bars, cinemas, restaurants, theatres, universities and hospitals. There is schooling both at Primary and Secondary levels within the area.

The property benefits further from Gas Central Heating, Double-Glazing & a private mono block drive giving off-street parking.

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.

Please refer to the sellers commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity. Planning proposals and any associated risks to the property can be found here.









