



SOLICITORS & ESTATE AGENTS



Semi Detached Villa
76 Arrowsmith Avenue, Knightswood, Glasgow G13 2QL
Offers Over £165,000



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Set within a popular and well established pocket of Knightswood, this impressive semi detached villa offers spacious and versatile family accommodation over two levels, complemented by generous private gardens, a driveway and garage. Offering excellent proportions throughout and fantastic outdoor space, this attractive home is ideally suited to a wide range of purchasers including growing families and those seeking flexible living accommodation within a highly convenient location.

The accommodation begins with a welcoming entrance porch leading into a bright and spacious lounge, beautifully enhanced by a large bay window which allows an abundance of natural light to flood the room. A striking feature fireplace with decorative brickwork surround creates a charming focal point and adds warmth and character to this impressive living area, making it an ideal space for both relaxing and entertaining.

To the rear of the property, the modern fitted kitchen provides an excellent selection of wall and floor mounted units together with ample worktop space and room for everyday dining. A useful side porch is accessed directly from the kitchen and provides convenient access to the rear garden and outdoor areas.

The ground floor further benefits from a generous dining room or 3rd bedroom, offering excellent flexibility and could equally be utilised as a family room, playroom or home office depending on individual requirements.

On the upper level, the property boasts two particularly spacious double bedrooms, both offering excellent proportions and natural light. The principal bedroom further benefits from built in wardrobes providing excellent storage solutions. Completing the accommodation is a modern three piece shower room comprising a large shower enclosure, wash hand basin and W.C.

Further features of the property include uPVC double glazed windows and doors, gas central heating and excellent storage throughout. Externally, the home enjoys substantial private gardens to both the front and rear, providing fantastic outdoor space for families, entertaining and enjoying the warmer months. The driveway and garage offer excellent off street parking and additional storage facilities.

Arrowsmith Avenue is conveniently situated within the ever popular Knightswood area, well placed for a wide range of local amenities including supermarkets, cafes, restaurants and leisure facilities. The property is also within easy reach of well regarded schooling at both primary and secondary levels. Excellent public transport links and nearby road networks provide straightforward access to Glasgow City Centre, the West End and beyond, while nearby parks and recreational spaces further enhance the appeal of this highly desirable residential location.

EPC Rating

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Measurements

Lounge	14'3" x 16'10" 4.34 m x 5.12 m
Kitchen	7'0" x 12'2" 2.14 m x 3.70 m
Dining Room/ Bedroom 3	10'4" x 12'2" 3.16 m x 3.70 m
Bedroom 1	13'0" x 14'3" 3.96 m x 4.34 m
Bedroom 2	10'4" x 12'1" 3.15 m x 3.67 m
Shower Room	7'0" x 7'3" 2.14 m x 2.20 m



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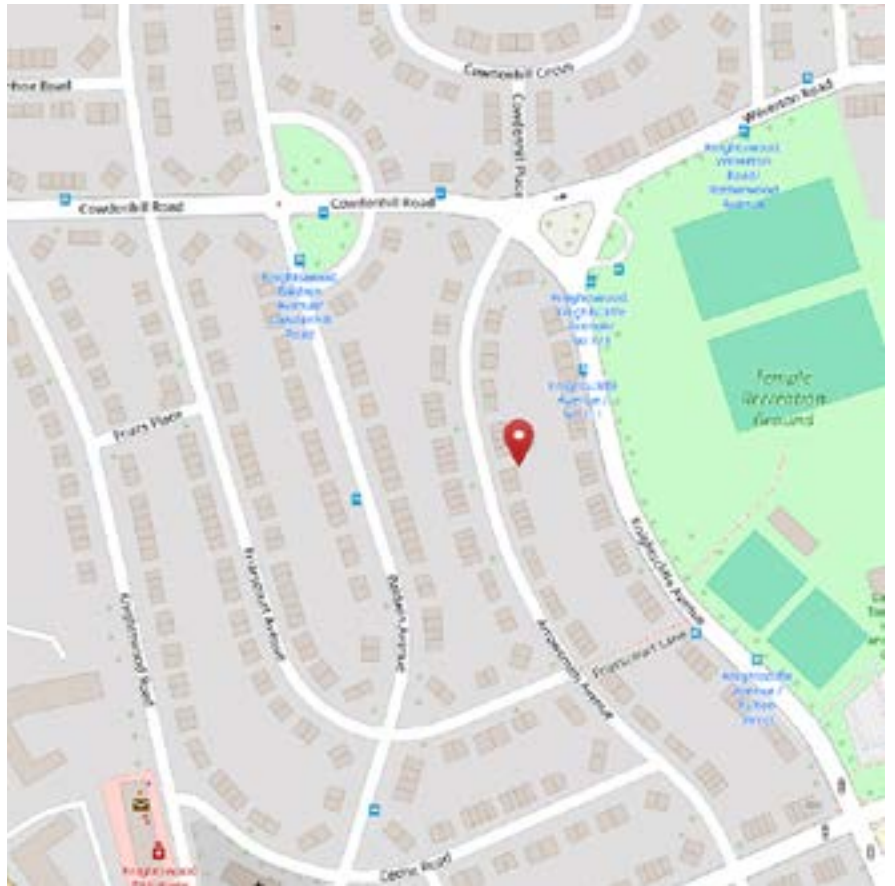
Travel Directions

From MSM, 43 Crow Road, Glasgow G11 7SH, head northwest on Crow Road towards Broomhill Drive. Continue onto Knightswood Road and follow the road for approximately 2 miles. At the roundabout, take the exit onto Great Western Road/A82 heading towards Knightswood. Continue along Great Western Road before turning right onto Lincoln Avenue. Follow Lincoln Avenue and turn left onto Arrowsmith Avenue, where number 76 will be located on the left hand side. The journey typically takes around 10 to 15 minutes depending on traffic conditions.

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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. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
GROUND FLOOR: 517 sq. ft. - 49 sq. m. FIRST FLOOR: 476 sq. ft. - 44 sq. m.
TOTAL AREA: 991 sq. ft. - 92 sq. m.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
Produced by Pushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. 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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