

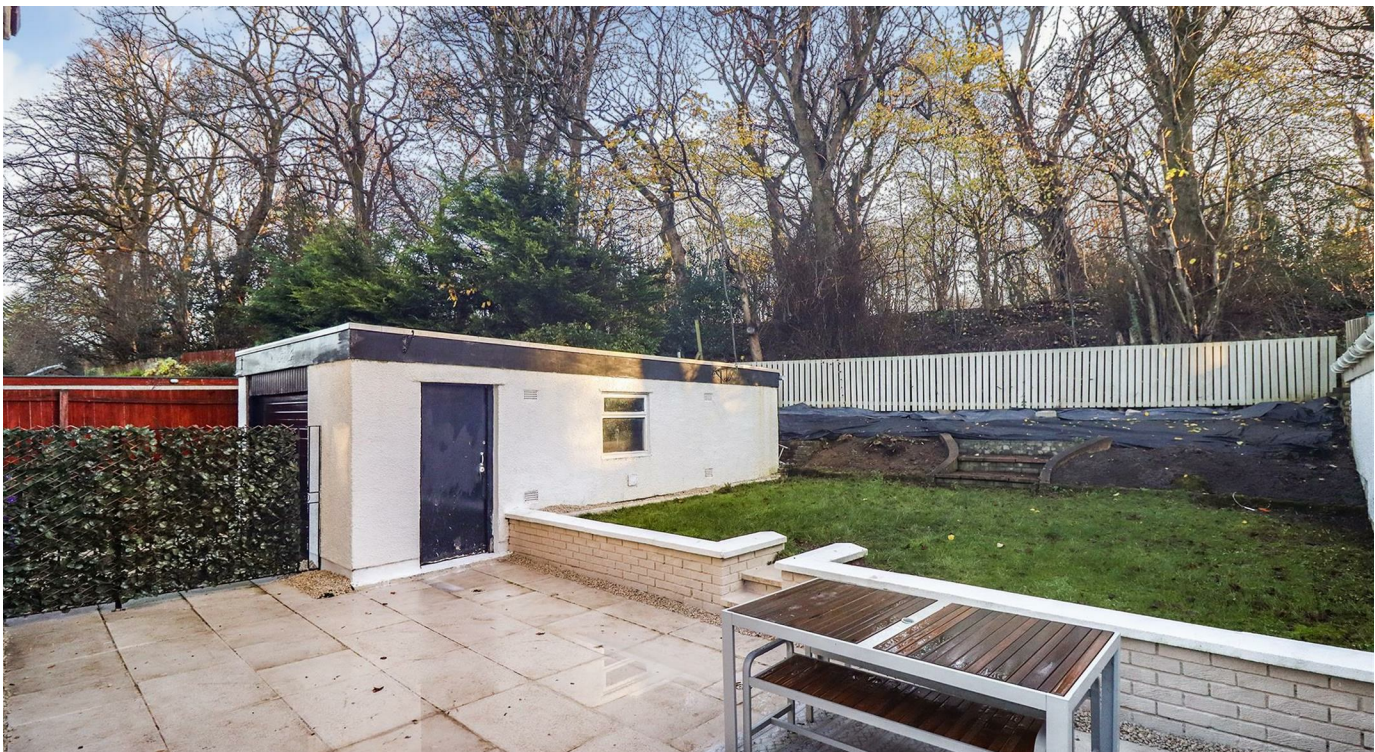


12 Birchwood Avenue
Glasgow

Offers over £285,000







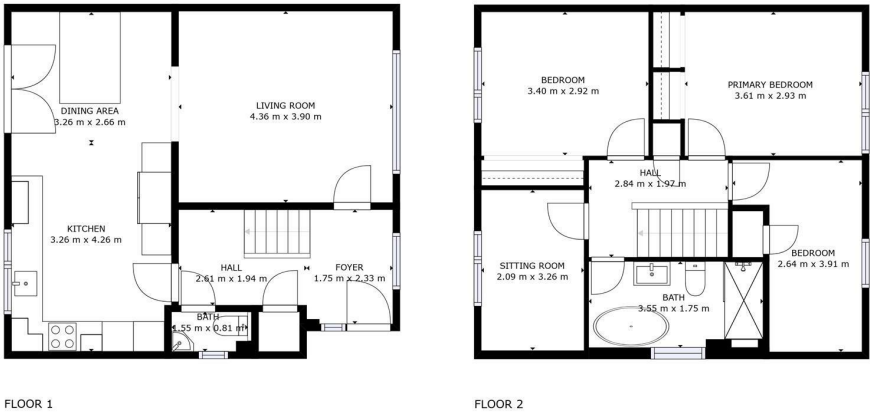
Occupying a prime position within a quiet residential cul-de-sac within Mount Vernon and providing stunningly well appointed accommodation over two levels, lies this superb four bedroom detached villa.

The current owners have successfully and extensively upgraded the property to offer this beautiful family home which is finished to an incredibly high standard throughout. On the ground floor the property comprises of a welcoming entrance vestibule finished with wall panelling and quality floor tiling, a large and tastefully decorated lounge which leads through to a stunning open plan kitchen/dining area which overlooks the enclosed rear garden and a W.C. The high end be-spoke kitchen provides integrated appliances and high end granite worktops.

The attention to detail and quality of finish continues upstairs and comprises of four bright and airy bedrooms and an exquisite family bathroom which offers a free standing bath and walk in shower. Of the four bedrooms, the larger two provide generous wardrobe space.

The property occupies an enviable position within the estate and offers generous garden grounds and a detached garage. The driveway will comfortably park four cars and the secluded rear garden is fully enclosed and offers superb privacy. The split level rear garden is a generous size and provides a large slabbed patio area and a well maintained turfed section.

Mount Vernon offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 & M8 providing convenient access to the central belt. The town also offers excellent public transport, with train and bus services providing links to the surrounding areas



GROSS INTERNAL AREA
FLOOR 1: 53 m², FLOOR 2: 53 m²
TOTAL: 106 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

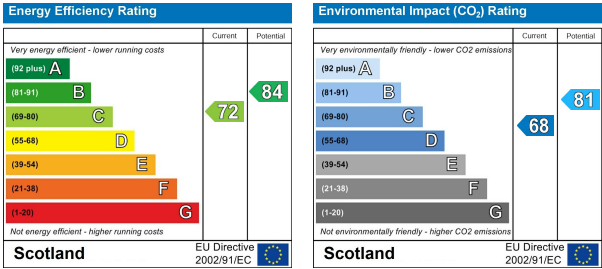


Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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