



**Semi-Detached Bungalow**

7 Lloyd Avenue, Tollcross, G32 8NH

**Offers Over £135,000**



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## Description

This beautifully presented semi detached bungalow enjoys a lovely cul-de-sac setting and offers a wonderful opportunity for a variety of buyers. Seldom available to the market this home has been very well maintained and boasts a wealth of impressive features including the stylish decor and high specification of fixtures and fittings.

The accommodation is formed on the ground floor with level access to front and rear and therefore is ideal for those downsizing. There is also superb potential to extend the property and increase the footprint.

The property makes an immediate impression, the neatly tended lawn gardens to front and side are bordered by mature shrubs and enclosed by railings. The west facing rear garden is also in immaculate condition and provides a fantastic outdoor space to be enjoyed.

Inside a small entrance hall leads to bedroom one to the right and to the left, the lounge. This lounge is a delightful reception room providing a comfortable space to relax and entertain. The focal point is a fire surround with electric fire. There are window formations to both the front and side elevations allowing plenty of natural light to flow into this room.

A small inner hallway off the lounge links to bedroom two and the shower room. Both bedrooms one and two are nicely proportioned rooms and enjoy aspects over the front and rear gardens respectively. The shower room is another stand out feature having been beautifully refurbished in recent times. There is a white suite and broad corner shower cubicle with Briston electric shower. The walls and floors are attractively tiled and there is wet wall around the shower splash back. A window formation to the rear lends light.

The kitchen is also positioned to the rear of the lounge via a separate doorway. Like the shower room it is very well appointed complete with integrated appliances that include an electric oven and hob, fridge freezer and washing machine. There are a range of storage units one of which leads to a deep recessed space which houses the gas central heating boiler. There are window formations to the side and rear and a door provides direct access to the rear garden.

The windows are double glazed and there is a gas fired central heating system with combination boiler.

7 Lloyd Avenue is nestled in a quiet cul-de-sac within the Tollcross district lying approximately 4 miles to the east of Glasgow City Centre. The immediate and surrounding areas offer a wide selection of amenities including a Tesco Extra, Aldi and Lidl supermarkets. There is schooling at both primary and secondary level and a number of recreational facilities nearby including Tollcross International Swimming Pool. Those commuting have excellent road links to the city centre, M74, M8 and central belt motorway network. There are convenient local bus routes and regular train services operating from Carmyle, Mount Vernon and Shettleston Train Stations all of which are within easy reach.

## Room Dimensions

Entrance Hall	1.32 m x 1.14 m / 4'4" x 3'9"
Lounge	4.67 m x 3.35 m / 15'4" x 11'0"
Kitchen	2.84 m x 2.77 m / 9'4" x 9'1"
Bedroom 1	3.28 m x 3.38 m / 10'9" x 11'1"
Bedroom 2	3.33 m x 2.82 m / 10'11" x 9'3"
Shower Room	1.85 m x 1.57 m / 6'1" x 5'2"
Inner hall	1.07 m x 1.09 m / 3'6" x 3'7"

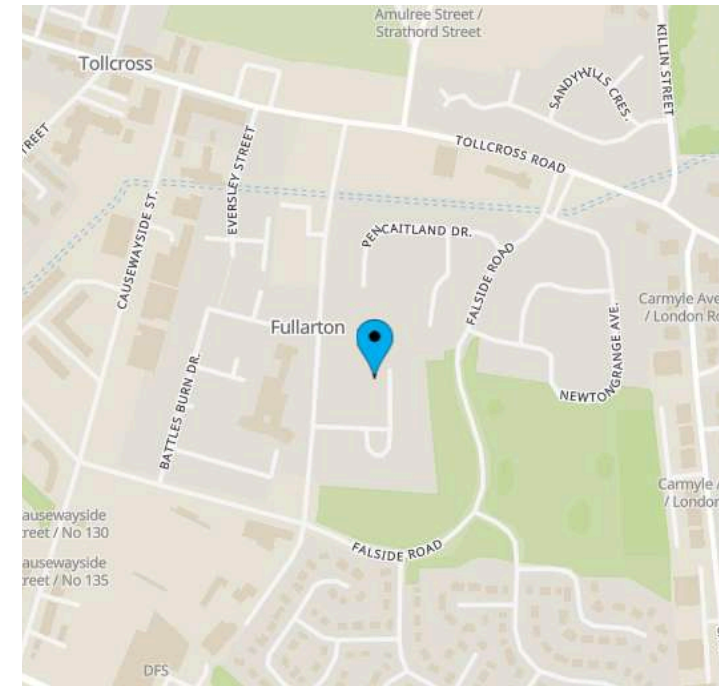
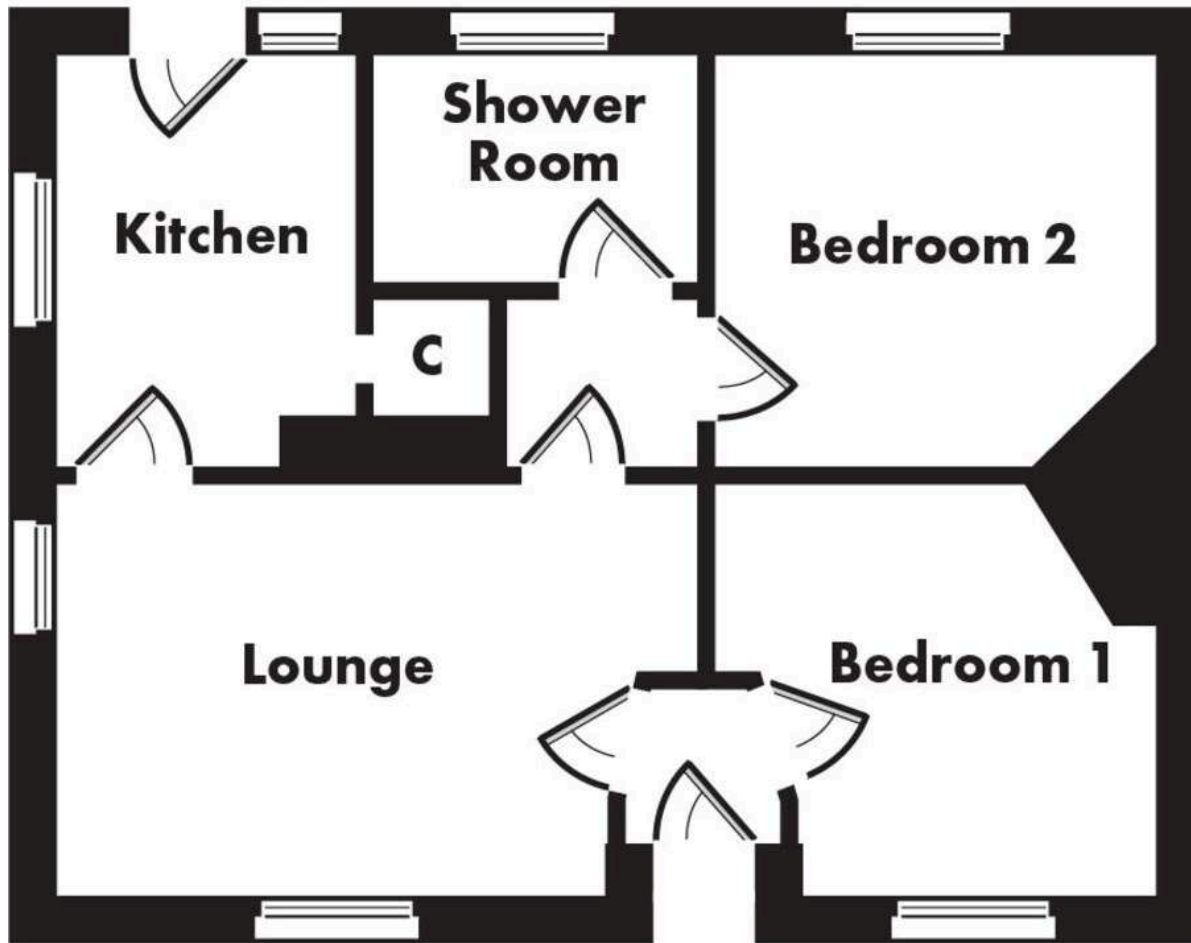
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## Features

Beautifully presented semi bungalow  
 Seldom available to the market  
 Two double bedrooms  
 Stylish kitchen and shower room  
 Gas central heating & double glazing  
 Delightful gardens to front, side and rear  
 Quiet cul-de-sac setting



Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling along Tollcross Road continue and turn onto Fullarton Avenue proceeding southwards. Turn left into Lloyd Avenue and then left again into the cul-de-sac. This property is found along on the left hand side.

#### MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

Or to view this property please call:

**0141 331 0741**



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