

Mid Terraced House

112 Esslemont Avenue, Scotstounhill, Glasgow, G14 9AA

Offers Over £149,995



properties

Solicitors and Estate Agents





Description

This popular two bedroom mid terraced villa requiring modernisation offers excellent potential and an exciting opportunity for a variety of buyers. Forming part of the much admired Scotstounhill district this home enjoys a great setting close to local shops, schools and transport links. A much loved home for many years this property will suit those buyers wishing to add their own ideas of fixtures, fittings and decor.

A long entrance hall leads to the inner door to this property and a door to the rear provides access to the gardens. Inside the property a reception hall links to the lounge, kitchen and shower room and a stairway leads to the upper level. The lounge is a superb reception room with bay window projection adding depth and framing the pleasant aspects over the front garden. A feature fire place is the focal point of this room. The kitchen is fitted with a range of units and there is an integrated oven and hob. The gas central heating boiler is found to one wall with window beside over looking the rear garden. The shower room has a broad cubicle with Mira electric shower fitting. There is a wc and the wash hand basin sits within a vanity unit. A window to the rear lends light and a small door provides access to the under stair space.

Upstairs a window on the turn of the stairs over looks the rear gardens and then the upper landing links to both bedrooms and a handy cupboard. A ceiling hatch above this landing provides access to the attic space. Both bedrooms are nicely proportioned and have fitted storage units.

This property has a gas fired central heating system and double glazed windows.

Externally there are mature gardens to front and rear both mainly laid in lawn and enclosed on all sides. The large rear garden is a great outdoor space to be enjoyed and further benefits from decking and garden shed to the far end.

Esslemont Avenue forms part of the popular Scotstounhill district lying approximately 5 miles to the Northwest of Glasgow City Centre. The immediate & surrounding areas offer a host of local amenities including high street shopping on the bustling Dumbarton Road and supermarkets at Knightswood Shopping Centre. There is schooling at both Primary & Secondary level and recreational facilities include Scotstoun Stadium & Leisure Centre and Victoria Park. Further shopping and recreational facilities can be found at the nearby Braehead Shopping Centre. Commuters have easy access to local bus routes and there are regular train services from Scotstounhill Train Station which is just a few steps away from this property. Those travelling by car have excellent road links to the Clyde Tunnel, City Centre and M8 Motorway network.

Room Dimensions

Reception hall	2.51 m x 1.02 m / 8'3" x 3'4"
Lounge	4.37 m x 4.88 m / 14'4" x 16'0"
Kitchen	3.66 m x 2.31 m / 12'0" x 7'7"
Bedroom 1	3.38 m x 4.29 m / 11'1" x 14'1"
Bedroom 2	3.68 m x 2.87 m / 12'1" x 9'5"
Shower Room	2.29 m x 1.40 m / 7'6" x 4'7"

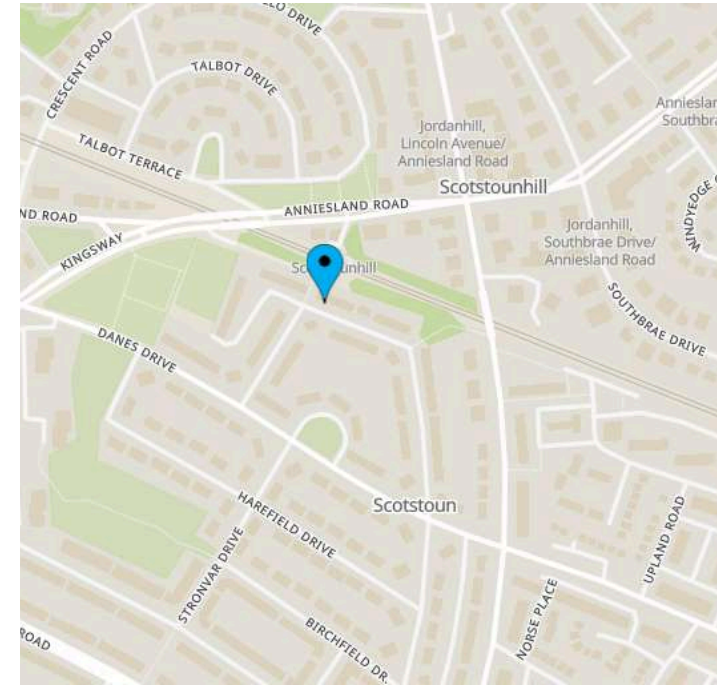
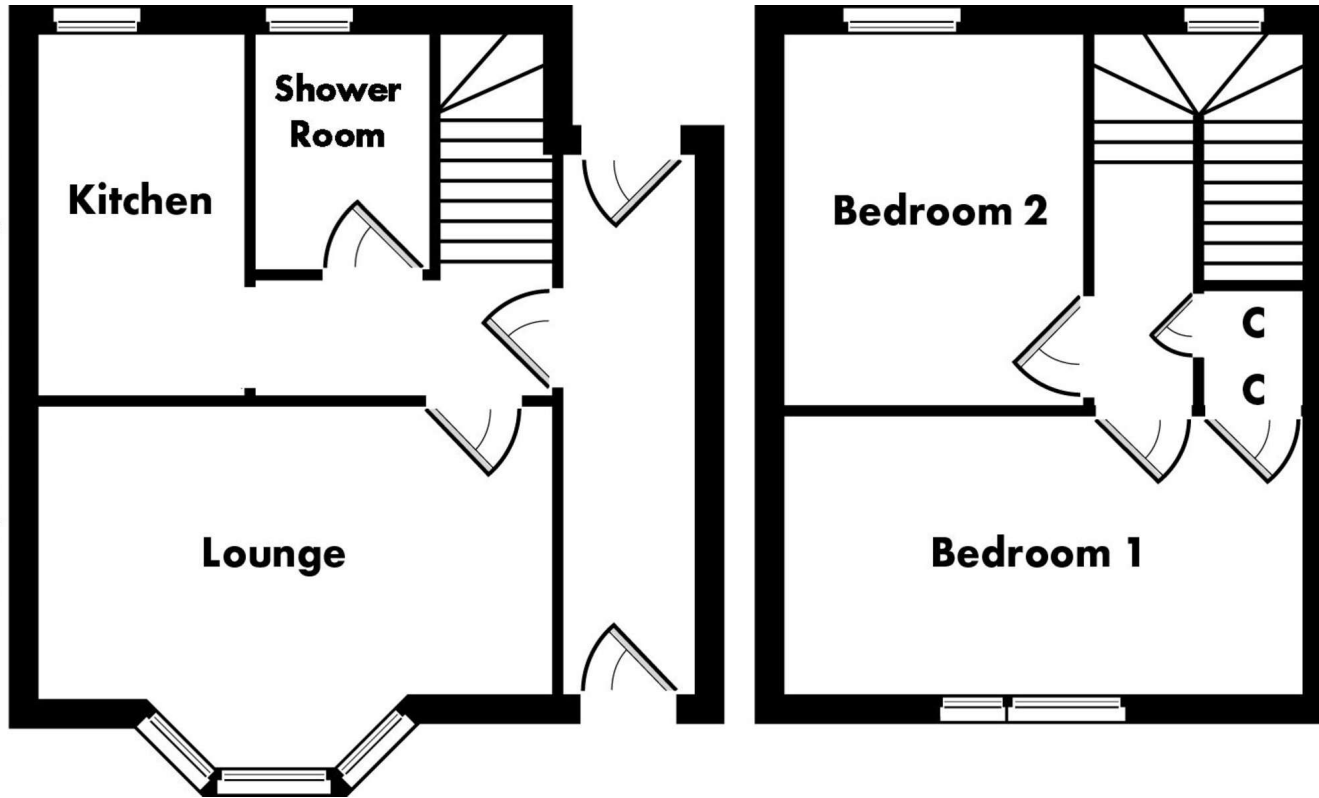
EPC: D

Features

- Two bedroom mid terraced villa
- Requiring modernisation- excellent potential
- Two double bedrooms
- Bay windowed lounge
- Kitchen & shower room
- Gas central heating & double glazing
- Mature enclosed gardens to front and rear
- Short distance to shops, schools, bus & train



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling westwards along Danes Drive continue passing Scotstoun Stadium and cross Queen Victoria Drive. Turn next right into Esslemont Avenue and continue. This property is along on the right hand side just prior to Goldberry Avenue.

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.

Property Manager: Iain Macmillan • Telephone: **0141 331 0741**

Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
1242 Shettleston Road, Shettleston, G32 7PG F: 0141 763 1948

For further information:

Or to view this property please call:

0141 331 0741



properties
Solicitors and Estate Agents

PRP properties is a trading name of PRP Legal Limited (Registered Company Number SC411714)

DISCLAIMER

Whilst we endeavour to make particulars as accurate as possible they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

ESPC Ref: E485541

