



Rodil Avenue
Glasgow
G44 5ER

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Offers Over £195,000

A traditionally constructed 3 bedroomed Semi Detached Villa which is situated in an established location and benefits from excellent elevated outlooks to the front.



The property itself has a rendered exterior beneath a hipped, concrete tiled roof and although does now require to be modernised inside it has ample space in which to create an excellent family home in what is a very sought after address.

At the front is a lawned area and adjacent to this a driveway leads to the single car garage. There are steps leading up to the front door.



The rear garden has a further sloping lawn area with fencing to the far side and a level patio space.

Inside the property provides good sized rooms comprising entrance hallway with under stair storage area. The main lounge/living area has a picture window to the front providing open outlook and an older style feature fireplace to one side.



Home Report Valuation £205,000

www.packdetails.com
Reference: HP738379
Postcode: G44 5ER

Council Tax Band E

EPC Rating D



Twin glass panelled doors open to a separate dining room which has patio doors to the rear and another door leading directly to the hallway.

The kitchen had a range of oak fronted wall and floor storage units, twin sinks, under counter fridge and plumbing for a washing machine. Wall mounted Potterton central heating boiler, window to the side and a modern door opening to the rear garden.



On the upper level there are three good sized bedrooms, the two front ones having incredible open outlooks to the front and the larger of those with free standing wardrobes. Tiled bathroom which is older style and has a three piece suite, wall mounted electric shower and curtain and a window to the rear.

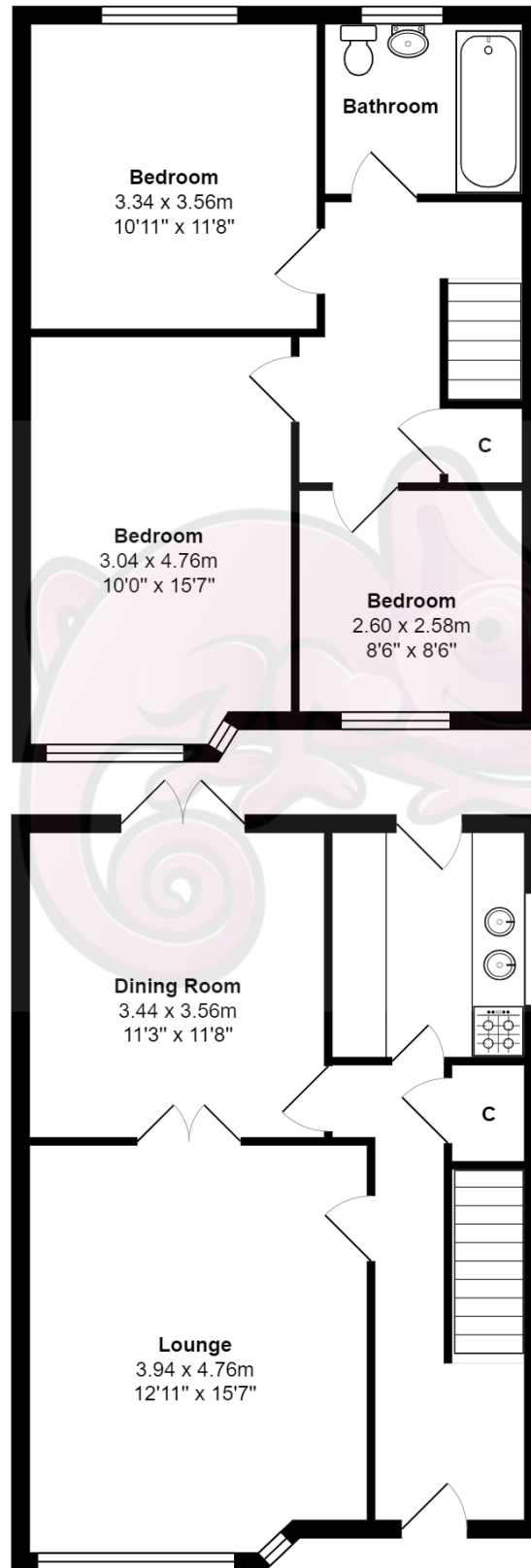
The loft is an excellent size and indeed other similar homes have converted this area onto further living space so this may also be an option, subject to appropriate consents.



The property further benefits from gas central heating and double glazing.

Vendor Comments

This has been a great family home for many years and is an excellent street to bring up a family.

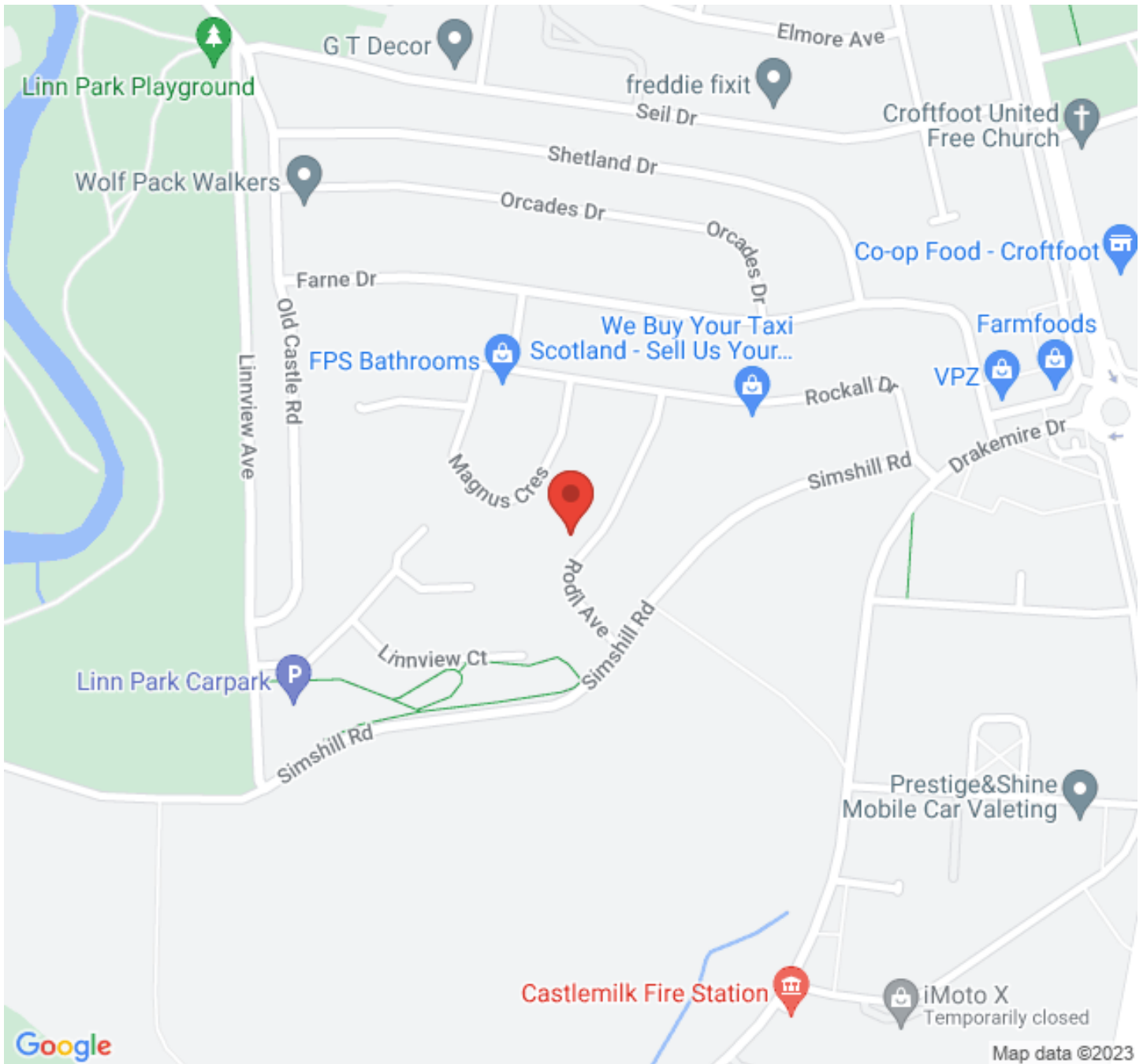


Total Area: 94.5 m² ... 1018 ft²

Location

Located off Simshill Road, Rodil Avenue, is well placed to the local amenities with Linn Park Golf Course and Kings Park both nearby. There is secondary and primary schooling also within easy reach. Glasgow City Centre is under 4.5 miles away. Kings Park Train Station is about 1.2 miles away. Cathcart Train Station is also nearby.





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