



Lynch & Co.

Solicitors and Estate Agents

15/17 Carmunnock Road, Mount Florida, Glasgow G44 4TZ

Telephone 0141 649 9552 • Fax 0141 632 4682

Mid Terraced Villa
30 Whitemoss Avenue, Muirend G44 3ES
Offers Around £145,000

Beautifully presented with a stylish and contemporary finish, this impressive MID TERRACE VILLA has been much improved and is in walk-in condition.

Tastefully decorated throughout, the accommodation is complimented by a specification to include gas central heating, UPVC double glazing, good quality modern kitchen and bathroom fittings.

Reception hall, impressive bay window lounge with pleasant southerly tree lined outlook, separate dining room enjoying aspects over enclosed rear garden, two double bedrooms, fully fitted kitchen with integrated stainless steel oven, hob and hood and bathroom comprising three piece suite with additional independent shower.

Private gardens to front and rear.

The property is situated a few minutes walk from Clarkston Road offering a wide and varied range of shopping and public transport facilities, in addition to being nearer still to Sainsbury's and Muirend Station.

RECEPTION HALL	13'1 (3.98M) X 6'5 (1.95M)
LOUNGE	13'4 (4.07M) X 11'10 (3.62M)
DINING ROOM	9'11 (3.01M) X 9'4 (2.84M)
KITCHEN	9'3 (2.82M) X 6'10 (2.08M)
FIRST FLOOR	
BEDROOM ONE	15'4 (4.67M) X 13'5 (4.10M)
BEDROOM TWO	11'3 (3.43M) X 9'11 (3.03M)
BATHROOM	7'4 (2.24M) X 5'9 (1.77M)

HEATING

The property has gas central heating (not tested).

GLAZING

The property has UPVC double glazing (excluding the leaded glass window in hall).

TRAVEL DIRECTIONS

Travelling south along Langside Drive from the junction with Merrylee Road bear left at the mini roundabout onto Muirend Road continuing along Muirend Road around the bend in the road and straight ahead at the traffic lights turning left before the brow of the hill (Muirend Station, modern flats on your right) onto Whitemoss Avenue, alternatively travelling north along Muirend Road from the junction with Clarkston Road (Sainsburys is on your right hand side) past Muirend Station on your right hand side, turning right before the traffic lights onto Whitemoss Avenue.

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars 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.



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