



Woodholm Avenue, Glasgow G44 5SQ

welcome to Woodholm Avenue, Glasgow

- Stunning Detached Bungalow
- Bright Spacious Lounge
- Family Room With Stunning Kitchen & Utility Room
- Master Bedroom With Dressing Room & Wet Room
- Three Further Good Sized Bedrooms

Tenure: Freehold EPC Rating: D
Council Tax Band: G

offers over
£440,000

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Property Ref:
BSD109213 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

An immaculately presented detached bungalow situated within this much sought after and convenient Kings Park location close to schools, shops and public transport.

The accommodation comprises of welcoming reception hallway, formal lounge with bay window and views over the front gardens, open plan dining room / sitting room with patio doors leading to the rear gardens, modern fitted kitchen which has a range of base and wall mounted storage units with door to the rear gardens, utility room, master bedroom with dressing room and en-suite and two further bedrooms on this lower level with one having patio doors to the rear garden.

The upper floor is accessed via a fixed staircase and leads to good sized bedroom with private study / office room.

The property further benefits from gas central heating, externally the property enjoys its own well maintained mature landscaped gardens to front and rear, driveway and detached garage to the rear.

Situated within this popular locale the property is well placed for local amenities with a variety of shops within walking distance catering for day-to-day requirements. Alternatively the area benefits from excellent public transport links, which provide fast commuter access to Glasgow City Centre and surrounding areas. Excellent schooling may be found locally both at primary and secondary levels.

Entrance Hallway

Lounge

14' 10" Max x 13' 3" (4.52m Max x 4.04m)

Kitchen / Family Room

23' 6" Max x 18' 1" (7.16m Max x 5.51m)

Utility Room

Bedroom One

16' 10" Max x 12' 8" (5.13m Max x 3.86m)

Dressing Room

7' 9" x 7' 8" (2.36m x 2.34m)

Wet Room

7' 8" x 4' 9" (2.34m x 1.45m)

Bedroom Two

Irregular Shaped Room 21' 3" x 14' 5" (6.48m x 4.39m)

Office / Study

Bedroom Three

15' x 10' 11" (4.57m x 3.33m)

Bedroom Four

10' x 8' 3" (3.05m x 2.51m)

Bathroom

9' 7" x 6' (2.92m x 1.83m)



0141 613 3992



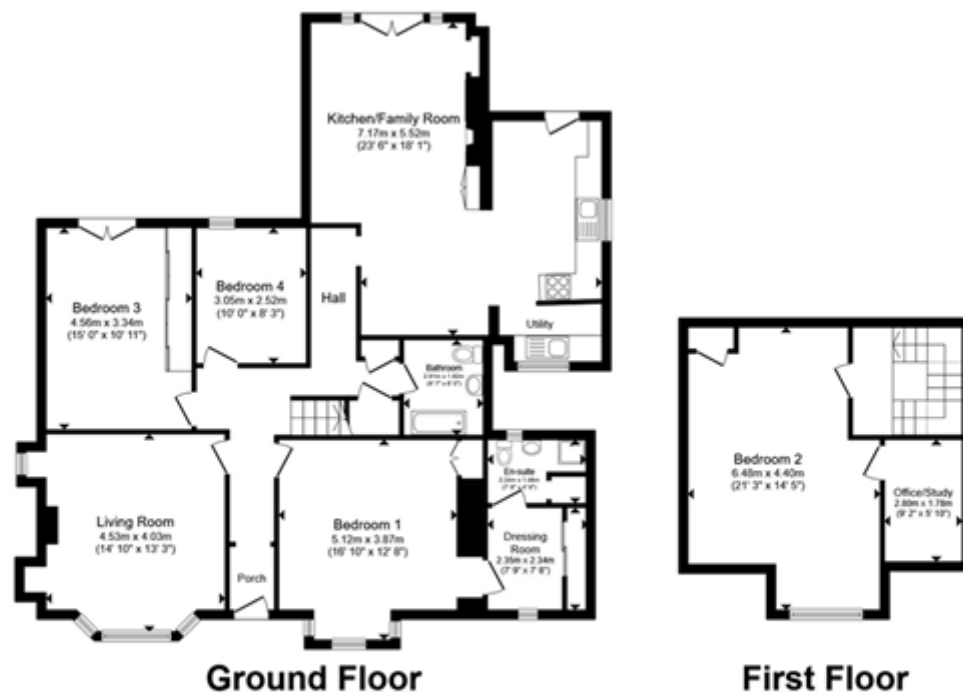
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Lanarkshire, G73 3SA



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Total floor area 169.2 m² (1,821 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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