

Striking four bedroom victorian mid-terraced villa

Early viewing recommended







14 Bogton Avenue

Glasgow, G44 3JJ

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4 BED

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Glasgow | G44 3JJ



This striking four bedroom, Victorian mid-terraced villa, located in the highly sought after and desirable residential area of 'Bogton Avenue', is conveniently positioned minutes from transport facilities and local amenities. Displaying a stunning frontage, the house offers some beautiful design features from a bygone era, in addition to flexible and versatile accommodation formed over a three-storey layout. In essence, the front of the property belies the spacious accommodation internally. Although the house is very much a traditional home, it has a contemporary, modern feel.












14 Bogton Avenue

Kitchen/Dining Room

This property is as unique as it is beautiful. The traditional building has been carefully maintained both internally and externally to create fantastic and flexible accommodation, which only a viewing will qualify. The bespoke interior offers sophisticated living space, which is inherent with a home of this age and character. There is a driveway to the front and grassed area to the back providing a child friendly environment. It's the ideal spot for a lazy summer's day.

The subjects are entered via a private entrance vestibule. A main second door leads through to a large welcoming hallway, with staircase off to the upper landing and access to the lounge, down stairs cloak room/WC and dining room. Wooden floors run throughout the ground floor of the property up to the entrance of the kitchen.

The lounge is of generous proportions with both high ceilings and ceiling cornicing and rose bowl. The key focal points are the bay window, to the front aspect, flooding the room with natural light and the feature gas fireplace. French doors take you from the lounge to the spacious dining room, once again many of the original features are still on show, there are three built in display cabinets providing excellent storage and fantastic display options. The dining room also benefits from a feature gas fireplace, making this area versatile in so many ways.

Access to the kitchen is gained from the dining room, with full under floor heating stretching beyond the kitchen into the conservatory at the back of the property. The kitchen has been beautifully fitted to include an excellent range of contemporary floor and wall mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It further benefits from an integrated double oven, gas hob, extractor hood, integrated fridge and freezer, dishwasher, making this the ideal kitchen for an aspiring chef.

The staircase (from the hallway) leads to the family bathroom, which is also generous in size, fully tiled with white bathroom suite consisting of large bath with hand held shower from mains, w/c and sink, also on this floor there is a deep storage cupboard that is currently being used as a laundry room.
On the landing of the first floor there is a beautiful chest of drawers built into the wall, providing quirky storage you do not see too often in properties. Also on this floor the master bedroom is of great proportions and allows for excellent furniture configurations. This room truly has to be seen to appreciate what it has to offer, it also benefits from a fully tiled en suite, walk in shower, Jack and Jill sinks with additional storage and W/C. The second bedroom on this floor is off generous size and allows for various furniture configurations.

Onto the second floor, on the landing there is a shelved area that provides once again fantastic storage options, a versatile walk in cupboard with shelving and hanging space, also on this floor a further two bedrooms are in generous size and allow for different furniture configurations.

The property includes gas central heating, double-glazing and driveway to the front.

Living Room

"...access to the kitchen is gained from the dining room, with full under floor heating stretching beyond the kitchen into the conservatory at the back of the property..."













Bedrooms











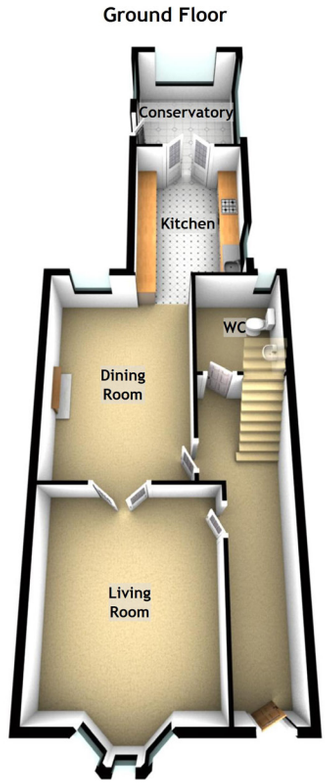


Bathroom/En-Suite





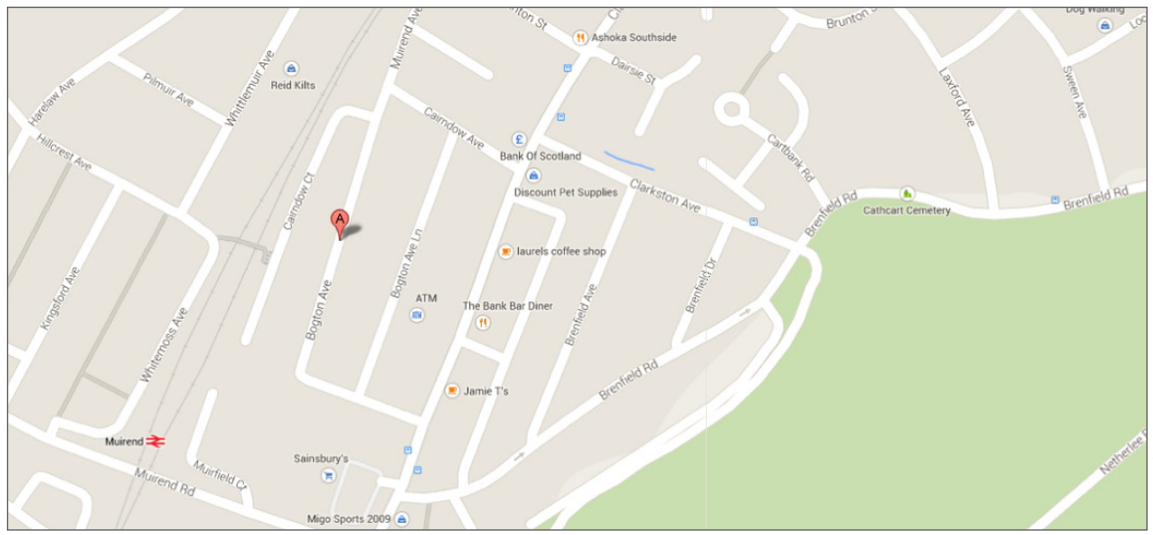




Specifications

Approximate Dimensions
(Taken from the widest point)

Living Room	4.80m (15'9") x 4.10m (13'5")	En Suite	3.03m (10'8") x 1.2m (3'9")
Dining Room	5.20m (17'1") x 3.50m (11'6")	Bedroom 2/Study	3.92m (12'10") x 3.65m (12')
Kitchen	3.90m (12'10") x 3.00m (9'10")	Bedroom 3	5.22m (17'2") x 4.10m (13'5")
Conservatory	3.30m (10'10") x 3.00m (9'10")	Bedroom 4	4.02m (13'2") x 3.31m (10'10")
Master Bedroom	5.70m (18'8") x 4.74m (15'6")	Bathroom	2.70m (8'10") x 2.43m (8')



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