







## 8 RIDDON AVENUE

GLASGOW, G13 4NJ

Situated within the hugely popular and sought after location of 'Knightswood', this property would be a super acquisition for a first time buyer, young couple or Buy-To-Let investor, given its superb accommodation and excellent neighbourhood community spirit. Located, only a short stroll away from local amenities and schooling catchments. Motorway links are a five minutes drive away and bus and rail links are also only five minutes away. For more relaxing times, there are plenty of parks and the famous Forth and Clyde Canal makes a great cycle path for the family. We are delighted to offer to the market this excellent two bedroom home, recently refurbished and upgraded to a great standard. Among other improvements,

there is a stunning new bathroom, fantastic new kitchen, and the floored and lined loft area adds great extra storage options and fantastic further development potential subject to the necessary planning approvals. Set in a secure mid terrace position, in a quiet area and with a great neighbourly spirit all around, it is ideal for any young family. This area is always very popular, due in part to some of the traditional values preferred by families. The streets are quiet enough for the kids to play out together safely and everybody actually knows each other. The accommodation comprises of a bright and airy lounge/diner with a large window that allows lots of natural light to flood the room at one end and patio doors that

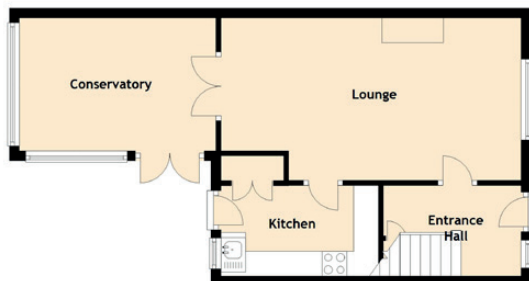
lead to the conservatory at the other. The kitchen is simply lovely, bright, fresh and finished with stylish oak units. There is a gas hob and an electric oven, with an integrated fridge freezer and space for a free standing washing machine. It is the perfect place for a chef to serve up a marvellous meal. The back door leads out beautifully to a large, secure child and pet-friendly back garden. The stunning family bathroom contains a stylish chrome towel radiator with a white suite and a mains shower over the L shaped bath, ensuring there is always lots of instant hot water for long refreshing showers. There are two good sized bedrooms in this home, with room for free-standing furniture and built-in wardrobes. The home is kept

warm and comfortable via double glazing and gas central heating. There is handy off-street parking to the front mono blocked driveway. A great deal of money and time has already been invested by the current owners, in this lovely property, which has already taken it to a fantastic level as a family home. Additionally, the potential loft space available offers a very rare opportunity to easily develop something really spectacular, in an eternally popular area. If you have an eye for a 'grand design', this may be the one you have been waiting for. Early viewing is strongly advised for any young family seeking a great home or even a Buy-To-Let investor looking for a great family home, where all the hard work has already been done.



# SPECIFICATIONS

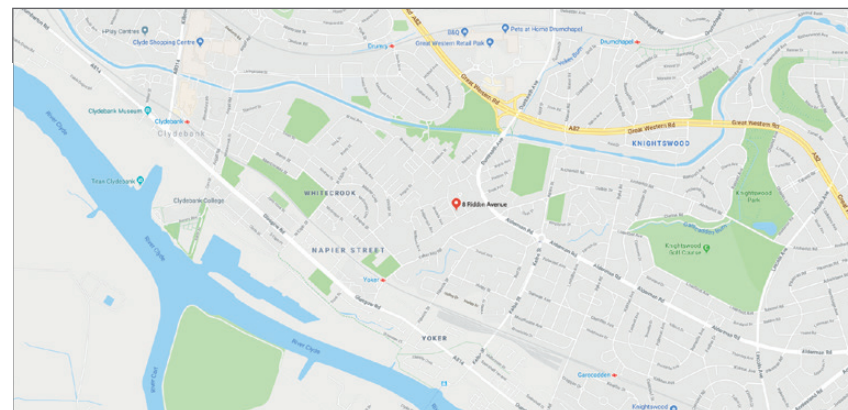
## FLOOR PLAN / LOCATION



### Approximate Dimensions (Taken from the widest point)

|              |                                |
|--------------|--------------------------------|
| Lounge       | 6.10m (20') x 3.10m (10'2")    |
| Kitchen      | 3.27m (10'9") x 2.20m (7'3")   |
| Conservatory | 4.00m (13'1") x 2.70m (8'10")  |
| Bedroom 1    | 3.80m (12'6") x 3.20m (10'6")  |
| Bedroom 2    | 3.50m (11'6") x 3.30m (10'10") |
| Bathroom     | 1.90m (6'3") x 1.80m (5'11")   |

Gross internal floor area (m<sup>2</sup>) : 70m<sup>2</sup> // EPC Rating : D



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