







10
Romney
Avenue

'Old Cathcart'
Glasgow
G44 5AW

Impressively proportioned three bed detached bungalow

Together with a self contained two/three bedroom garden flat

Scan Here!

5 BED

2 BATH

SINGLE

ENERGY
E
EPC RATING

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Part Exchange Available

OLD CATHCART

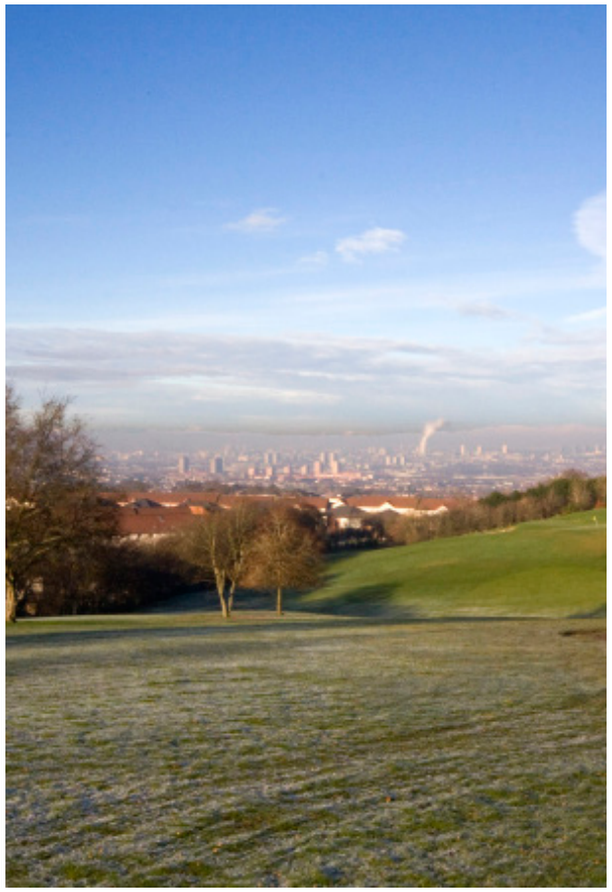
A PRIME LOCATION

'OLD CATHCART', HEMMED INTO THE FABRIC OF THIS HIGHLY DESIRED AREA



KINGS PARK





10 Romney Avenue

The property is positioned within walking distance of amenities on Clarkston Road and further afield on Fenwick Road where thriving coffee shops, restaurants and delicatessens are available. More extensive amenities can be found at the Sainsbury's store at Muirend, Morrisons store at Giffnock, Whole Foods store in Giffnock, The Avenue shopping mall at Newton Mearns or the shopping mall at Silverburn/Pollok, a short drive to the west. Cathcart and Kings Park train stations are both within a very short stroll, as is a bus stop at the end of the road.

Recreational pursuits within the area are varied, including well maintained municipal parks, health clubs/gyms, golf courses both public and private. Linn Park is within close proximity (nature walks/ trails and 18 hole municipal golf course).

Schooling is available locally at both primary and secondary level. St Fillan's Primary School, OLA and Merrylee Primary are all within walking distance. There are a number of pick up points in the South Side for Glasgow's leading independent schools.



THE GARDENS

The properties stand in attractively landscaped and spacious gardens. The front garden has a shaped lawn with well stocked borders and beds with flowering bushes and a good variety of plants. A broad slabbed and stone driveway provides off-road parking for a number of vehicles and gives access to a timber, detached, single garage (with power and light). The rear garden has a split-level patio area, perfect for entertaining, which extends onto a large shaped lawn all enclosed by timber screen fencing.







IMPRESSIVELY PROPORTIONED

A HUGE AMOUNT OF TIME AND EFFORT HAS BEEN SPENT BY THE PRESENT OWNER

We have great pleasure in offering to the market this competitively priced and impressively proportioned, red sandstone, three bedroom, detached bungalow (all on one level), together with a self contained, two/three bedroom garden flat (with its own entrance) in this popular location. A huge amount of time and effort has been spent by the present owner on both properties, to create a really special and quite unique family home.







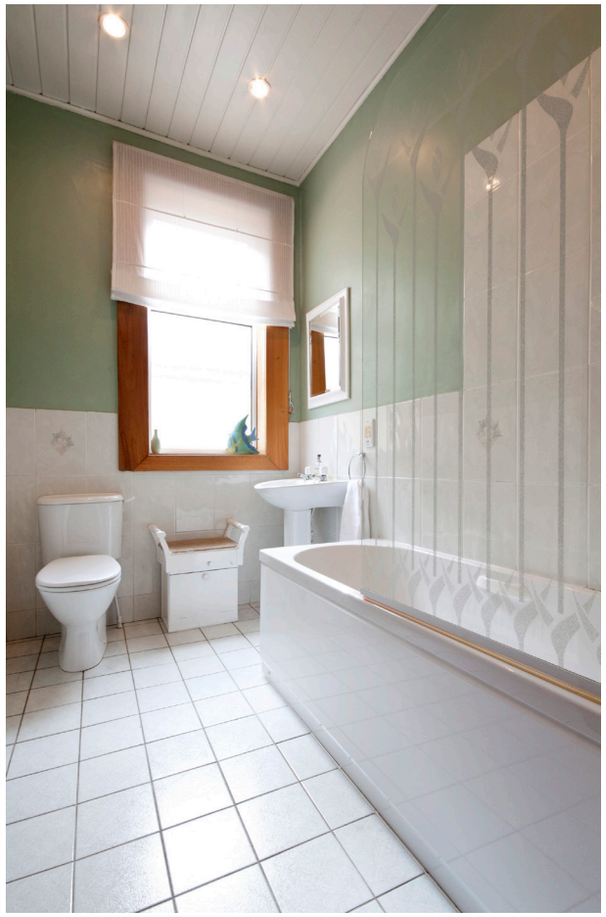
IMAGINATIVLEY DESIGNED

The bungalow has been imaginatively designed (all on one level), to offer complete flexibility and individuality and great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout. On entering the home through the reception hallway, it is immediately apparent that the current owner has meticulously looked after this family home, which is fit for today's modern living.









The front elevation of the property belies the vast accommodation internally, which comprises: Small vestibule, opening into a welcoming and spacious reception hallway, which allows access to all accommodation. Access to the floored loft (with velux and eaves storage) can also be gained from here - the space that exists within this zone would be ideal for conversion into further living accommodation (STPP). Immediately impressive bright and formal lounge, with a bay window to the front aspect, flooding the room with natural light and offering tremendous views of the surrounding area. The fireplace is the key focal point of the room. The dining room has ample space for a table and chairs for more formal dining with friends and family. An ingenious breakfast bar has been designed for more informal entertaining or would be ideal for simply grabbing a coffee! There is semi-open plan access to the kitchen, which has been beautifully fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from an integrated oven, gas hob, extractor hood, dishwasher and fridge - making this the ideal kitchen for an aspiring chef! There is also space for a washing machine.

There are three well-proportioned, double bedrooms, of which the two larger rooms have fitted wardrobes and all allow the flexibility and space for additional free standing furniture if required. A spacious and partly-tiled bathroom, with a shower over the bath, completes the impressive accommodation.

The high specifications of this family home also include double glazing and gas central heating for additional comfort and convenience.







THE FLAT

Occupying a self contained (and private) ground floor position, is this impressive two/three bedroom garden flat - presented to the market in “walk-in” condition.
The flat has been designed to maximise the natural available light to create a modern ambience, and has been decorated throughout with a neutral theme. Room dimensions within the flat are generous and the accommodation has been arranged to offer both flexibility and a high degree of individuality and would be perfect as a self contained apartment (monthly rental would be around £650/£700), a holiday let, home office or for a teenager or elderly relative requiring a level of independence. The flat could easily be accommodated into the main residence.

On entering this property, you walk into a fitted kitchen, which has been professionally fitted to include a good range of contemporary floor and wall mounted units. There is ample space for a freestanding cooker, washing machine and an upright fridge/freezer. A decorative door opens from here into the bright and airy lounge, with a feature picture window to the side aspect, flooding the room with natural light. The dining/hallway off the lounge has ample space for a dining table and chairs and allows access to the remainder of the apartments.

The master bedroom benefits from French doors opening onto the rear garden and has ample room for additional free standing furniture if required. The second bedroom is incredibly adaptable and could be used as anything you want it to be – a hot office space, studio or a permanent spare room! Located off this bedroom is a study zone, which would suit those requiring live/work arrangements and access can be gained from here into a large storage room, which would be ideal for conversion into additional living accommodation (STPP). The fully-tiled family bathroom suite, with a shower over the bath, completes this impressive garden flat.

The flat also benefits from gas central heating to radiators and double glazed windows for additional peace of mind and comfort.





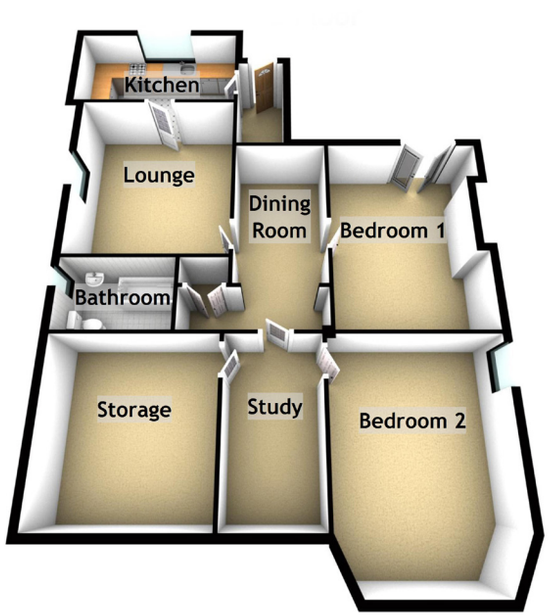










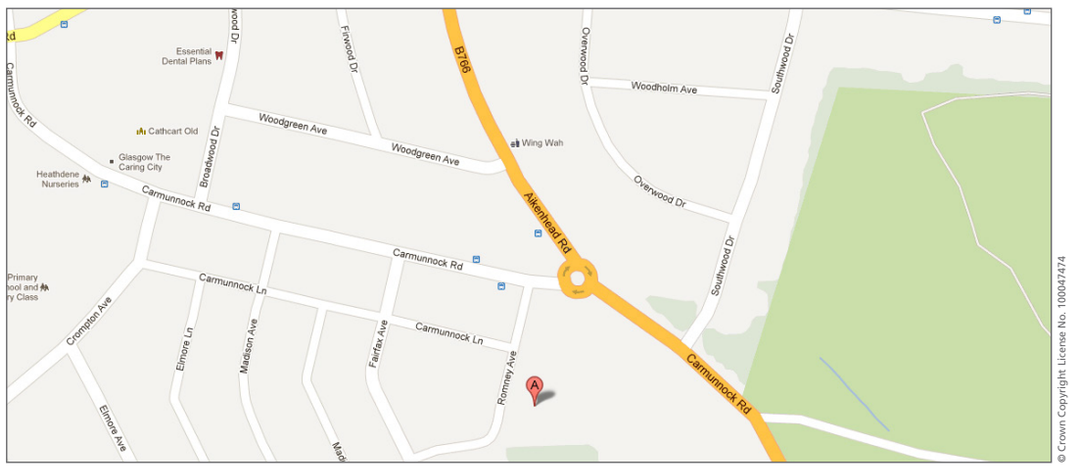


APPROXIMATE DIMENSIONS

(Taken from the widest point)

BUNGALOW	
Lounge	5.32M (17’5”) X 3.99M (13’1”)
Dining Kitchen	6.81M (22’4”) X 4.40M (14’5”)
Bedroom 1	4.13M (13’7”) X 3.50M (11’6”)
Bedroom 2	5.06M (16’7”) X 3.42M (11’3”)
Bedroom 3	3.84M (12’7”) X 2.52M (8’3”)
Bathroom	2.70M (8’10”) X 1.83M (6’)

GARDEN FLAT	
Lounge	4.40M (14’5”) X 3.94M (12’11”)
Dining Room	3.78M (12’5”) X 2.23M (7’4”)
Kitchen	4.23M (13’11”) X 2.20M (7’3”)
Study	3.60M (11’10”) X 2.17M (7’1”)
Bedroom 1	4.90M (16’1”) X 2.00M (6’7”)
Bedroom 2	5.22M (17’2”) X 3.90M (12’10”)
Storage	4.07M (13’4”) X 3.80M (12’6”)
Bathroom	2.70M (8’10”) X 1.77M (5’10”)



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