

inksters

solicitors

MID TERRACED VILLA
4 Ormiston Avenue
Scotstoun, Glasgow
G14 9EZ
Offers over £195,000

GSPC Reference 101148

GSPC





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Accommodation comprises:

Entrance Vestibule
Vestibule
Reception Hall
Lounge
Dining Room
Kitchen
3 Bedrooms
Bathroom
Gardens

A traditional mid terraced villa providing modernised accommodation retaining much of its original character.

Scotstoun provides access to local amenities to include a variety of local shopping with more extensive shopping available towards Anniesland or Byres Road. Schooling is available at primary and secondary levels. Recreational opportunities within the area are extensive.

Located within the highly desirable Scotstoun conservation district of Glasgow's west end this traditional mid terraced villa provides family accommodation retaining many attractive period features. The property comprises; entrance vestibule, reception hall, bay window lounge (feature fireplace), dining room, modern fitted kitchen, three bedrooms and bathroom. Gas central heating. The glazing is a mixture of new double glazing and recently refurbished traditional sash and case windows. There are low maintenance front and rear gardens.

Entrance Vestibule

Entered via a multipane glazed panel door with varnished wood finishes and side screen. Clear glazed panel above giving extra light to the vestibule.

Vestibule

Tongue and groove dado panel. Floor mounted cupboard housing electricity and gas meters and circuit breaker.

Reception Hall

Entered via solid wood panel door with opaque glazed panel above giving borrowed light from the vestibule to the main reception hall. Two ceiling mounted lights. Central heating radiator. Staircase leading to upper floor accommodation. Access to under stair storage

cupboard with light point. Wood finished natural floor extending through to the dining room. Decorative wall finishes. Power points.

Lounge

17'8" into bay x 14'9"

Sash and case bay window to front. Ceiling mounted light point. Ornate ceiling rose. Original cornice work. Picture rail. Central heating radiator. TV point. Decorative wall finishes above and below the dado rail. Power points. The focal point of the room is the traditional style fireplace with ornate wood surround, tiled insert, slate hearth and living flame gas fire.

Dining Room

12'10" x 14'8"

Window to rear. Ceiling mounted light point. Decorative coving. Victorian cast iron fireplace. Built in bookcase with concealed cupboard space below. Two central heating radiators. Access to further cupboard. Emulsioned wall finishes. TV point. Power points.

Kitchen

10'4" x 13'0"

An "L" shaped kitchen with double glazed window to rear. Door to side with the upper section retaining a frosted double glazed panel giving access to rear garden areas. The kitchen comprises a range of modern base and wall units with complementary granite effect worktop surfaces incorporating a 1 1/2 bowl stainless steel sink with mixer tap and drainer to side. Four ring gas hob with oven below. Space and plumbing for washing machine and dishwasher. Space for additional kitchen appliances such as fridge freezer, microwave etc. Tiling around the worktop surfaces. Emulsioned wall finishes. The boiler for the central heating system and domestic water supply is wall mounted.

Staircase

Staircase leading to upper floor accommodation. Half landing gives access to the bathroom.





Bathroom

Double glazed frosted windows to rear. Three ceiling mounted recessed downlighters. The bathroom comprises a white three piece suite incorporating a low flush WC, pedestal wash hand basin and panel bath. Radiator/towel rail. Tiling around bath area and shower area to full height, continued behind wash hand basin areas to dado level. Emulsioned wall finishes then to full height. Double shaver point.

Upper Landing

Ceiling mounted light point. Velux window to rear giving natural light to the upper hall. Central heating radiator. Decorative coving. Power points.

Master Bedroom

17'6" x 12'2"

Sash and case bay window to front. Ceiling mounted light point. Decorative coving. Central heating radiator. Emulsioned wall finishes. Power points.

Bedroom 2

15'5" x 12'10"

Sash and case window to rear. Ceiling mounted light point. Decorative coving. Central heating radiator. Emulsioned wall finishes. Power points.

Bedroom 3

11'10" from door to window x 6'8"

Replacement double glazed sash and case window to front. Ceiling mounted light point. Access hatch to partially floored attic space. Central heating radiator. Decorative wall finishes. Power points.

Gardens

To the front is a low maintenance rockery garden enclosed by hedging. To the rear the gardens have been landscaped with low maintenance in mind and has lawned areas, flower beds, raised decked sun terrace and is enclosed by hedging and also has a garden shed.

Central Heating

The property benefits from gas fired central heating. New condensing combi-boiler installed in 2004.

Glazing

The property benefits from partial double glazing and recently refurbished traditional sash and case windows.

Inclusions

Fitted floorcoverings and any other negotiable items.

Viewing

Through solicitors on 0845 241 1222

Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Entry Date

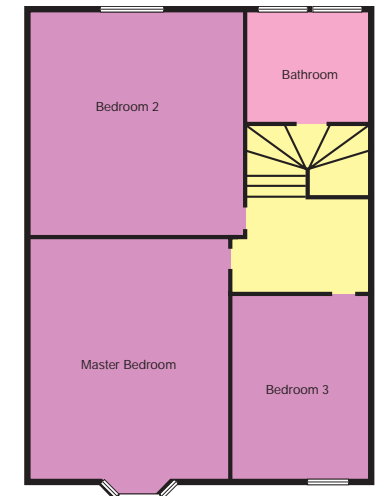
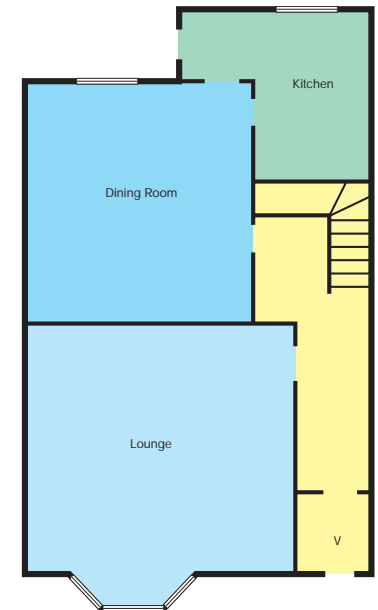
Negotiable

Travel Directions

Travelling through Scotstoun west on Danes Drive, follow along passing Scotstoun sports arena on the right hand side. Follow along and Ormiston Avenue is on the left. Follow down towards the bottom of Ormiston Avenue and number 4 is located on the left hand side.

Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this 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.



Floor plans indicative only - not to scale