



## 86 Riddon Avenue, Glasgow, G13 4NJ

Offers over £114,995



\*\*SOLD BY ELEVATE PROPERTY AT CLOSING DATE - SIMILAR PROPERTIES REQUIRED - DISAPPOINTED BUYERS WAITING\*\*



## Property Information

Welcome to No. 86 Riddon Avenue, this TWO bedroom property offers excellent potential for the purchaser to modernise to their specification.

To the front of the property, is an easily maintained mono-block garden and ample on street parking. Upon entering, you are welcomed into the bright and airy reception hallway which leads you to most rooms within the property. The lounge is generous in size and boasts dual aspect windows which flood this room with natural sunlight. The fitted kitchen benefits from an array of white wall and floor units and ample space for the required kitchen appliances.

On the upper level, are two generously proportioned bedrooms and a boxroom which could be utilised as home office. Completing this property, is a family bathroom which comprises of a shower over bath, wash hand basin and W.C.

The rear garden is generous in size and mainly laid to lawn, providing a safe and easily maintained environment for children and pets alike.

Ideally situated within walking distance of highly sought after primary and secondary schooling, this property will particularly appeal to families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is ideal.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

Living Room - 6.10m x 3.12m

Kitchen - 4.61m x 2.64m

Bedroom One - 4.39m x 2.77m

Bedroom Two - 3.48m x 3.25m

Boxroom/Study - 2.91m x 1.24m

Bathroom - 1.85m x 1.72m

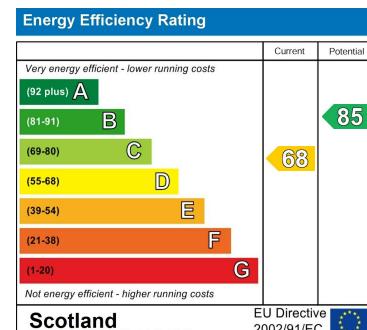
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.