



139 Bradan Avenue, Glasgow, G13 4JF

Offers over £249,995



****CLOSING DATE SET FOR WEDNESDAY 5/2 AT 12.00 NOON**** Stunning FOUR bedroom detached family home, this property has been upgraded to an excellent specification and must be viewed to appreciate the level of accommodation on offer. Situated within the highly sought after Peterson Gardens estate in Yoker and within close proximity to the new Yoker to Renfrew Bridge which is due to be completed this year, the location is ideal. With HDVR Property Tour available, please contact Elevate Property Services for more information.



Welcome to 139 Bradan Avenue, this beautiful family home has been meticulously upgraded throughout and is sure to generate considerable interest. With modern panelling, quality flooring, high specification radiators and appliances, this property must be viewed to be truly appreciated.

A staircase with a feature banister leads to the upper floor where you will find three additional well-proportioned double bedrooms, all of which benefit from extensive fitted wardrobes. Completing this floor, is a luxurious four piece family bathroom with free-standing bath, shower cubicle with rainfall shower, vanity unit and W.C.

Excellent storage facilities are available throughout this property and additionally within the floored attic area. The property also benefits from gas central heating and double glazing throughout, providing all rooms with a lovely warmth all year round. Fully wired throughout for television and entertainment with Sky and CAT6 connections.

The delightful rear garden is fully enclosed, creating a safe and secure environment for children and pets alike. With sections of patio and astroturf, this is the perfect space for socialising and al-fresco dining whilst being easy to maintain.

Ideally situated within a short distance of a host of local amenities and sought after schooling, this property is also sure to appeal to families with children of various ages. Main bus services and local train stations are also a short distance away, providing direct transport links to Glasgow City and Loch Lomond area. The new Renfrew Bridge, providing a direct link from Yoker to Renfrew is due for completion this year.

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

Lounge - 4.54m x 3.88m
 Kitchen - 4.76m x 2.70m
 Bedroom One - 3.11m x 2.94m
 Bedroom Two - 3.21m x 2.94m
 Bedroom Three - 3.20m x 2.69m
 Bedroom Four - 4.45m x 2.38m
 Bathroom One - 2.80m x 1.85m
 Shower Room - 2.94m x 1.07m
 Summer House Lounge - 5.77m x 3.29m

A map of the Yoker area in Glasgow. A red pin is placed on Napier Street, just north of the River Clyde. The map shows Whitecrook to the west, Drumchapel to the north, and Kelso St running diagonally. The River Clyde flows through the bottom left. The Google logo and 'Map data ©2025' are visible at the bottom.

ELEVATE PROPERTY SERVICES
YOUR LOCAL ESTATE AGENT

GROUND FLOOR

- STORE
- BAR
- SUNNER HOUSE LOUNGE
18'11" x 18'9"
5.77 m x 3.29 m
- GARDEN
17'2" x 18'0"
4.92 m x 5.70 m
- PATIO
17'1" x 18'0"
4.91 m x 5.70 m
- BATHROOM
9'8" x 9'6"
1.07 m x 2.94 m
- KITCHEN
15'7" x 9'8"
4.76 m x 2.70 m
- OV
- OV
- STORE
- WARDROBE
- LOUNGE
12'9" x 14'11"
3.88 m x 4.54 m
- BEDROOM 4
7'10" x 14'7"
2.38 m x 4.45 m
- ENTRY
4'4" x 9'10"
1.22 m x 3.18 m

FIRST FLOOR

- BATHROOM
9'7" x 6'1"
2.80 m x 1.85 m
- HALLWAY
- CUPBOARD
- WARDROBE
- WARDROBE
- BEDROOM 2
9'8" x 10'6"
2.94 m x 3.21 m
- BEDROOM 3
8'10" x 10'8"
2.69 m x 3.20 m
- BEDROOM 1
9'8" x 10'7"
2.94 m x 3.11 m

GROSS INTERNAL AREA
GROUND FLOOR: 783 sq. ft. 73 m²; FIRST FLOOR: 496 sq. ft. 46 m²,
TOTAL AREA: 1,279 sq. ft. 119 m²
EXCLUDED AREA-GARDEN: 245 sq. ft. 23 m²; PATIO: 244 sq. ft. 23 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plush Plans Ltd

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		75	86
Scotland		EU Directive 2002/91/EC	

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