



## 3 Wyvis Place, Glasgow, G13 4LY

Offers over £179,995



**\*\*CLOSING DATE FOR FINAL OFFERS - THURSDAY 12/2 @ 12.00PM\*\*** Elevate Property Services are delighted to present this fantastic TWO bedroom end terrace home within the popular Peterson Park area to market. This splendid property is presented to market in true walk-in condition throughout and is not expected to be available for long!





Property Description

To the front of the property, an easily maintained paved driveway and low maintenance garden is available. Entrance into this splendid property is via a modern UPVC door which leads into the welcoming hallway. The beautifully decorated open-plan lounge and kitchen is impressive in size and boasts space for dining. A large window to the front and French doors to the rear, flood this room with an abundance of natural light. The impressive, fitted kitchen hosts an array of high gloss wall and base units paired with solid worktop, creating a sleek and efficient space. Integrated appliances are included and consist of a fridge freezer, washing machine, microwave, gas hob, oven and extractor fan. Dining space is available overlooking the rear garden which provides a lovely bright outlook whilst enjoying family meals or entertaining. A convenient cloakroom completes this floor which comprises of a wash-hand basin and W.C.

On the upper floor, are two well-proportioned bedrooms, both with excellent fitted storage. A fixed stairway from the main bedroom provides access to the fully floored attic area. The space benefits from a two Velux windows and would be suitable for a variety of uses, such as home office or gym. Completing this property, is a luxurious, fully-tiled shower room which comprises of a walk-in shower, vanity unit and W.C.

Access to the rear garden is through French doors from the kitchen and opens out on to a decked area with glass balustrades perfect for outdoor entertaining. This area is fully enclosed with a combination of Indian sand-stone paving and artificial lawn creating a safe and secure environment for children and pets alike.

Ideally situated within walking distance of early learning and primary education establishments and with excellent transport links to Secondary schools, this property is sure to appeal to families with children of all ages. Also, within walking distance to Yoker train station and main bus services, providing direct transport links to Glasgow City, Loch Lomond and beyond.

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 floorplans 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.

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.

Area Map



Floor Plans



Energy Efficiency Graph

