



143 Rampart Avenue, Glasgow, G13 3HY

Light & Tastefully Presented, Two-Bedroom, Ground-Floor Villa with Gardens & Driveway

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Property Description

Light and tastefully presented, two-bedroom, traditional ground-floor villa, with gardens and a driveway. Located in the popular Knightswood area, west of Glasgow's city centre, this well-proportioned home presents a great opportunity for buyers seeking spacious accommodation and scope for modernisation.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a wet-room style shower room.

Highlights include a contemporary fitted kitchen with appliances, a modern shower suite, and a gas fireplace for the lounge. In addition, there is gas central heating, double glazing, and good storage, including a walk-in hall store.

Externally, the property benefits from a low-maintenance monoblocking to the front offering off-street parking, whilst to the rear, there is a south-facing private patio plot and a shared green.

A welcoming entrance hall provides access throughout and includes a large walk-in storage cupboard, along with attractive iroko wood flooring. To the rear, the well-sized living room enjoys a quiet position and a bright south-facing aspect, allowing for an abundance of natural light. With ample space for lounge and dining furniture, the room also features laminate flooring and a gas fireplace, creating a comfortable focal point. The dual-aspect kitchen offers direct access to the rear garden and is fitted with a range of units, stone-effect worktops, tiled splashbacks, a sink with a drainer and a spray-pull tap, an integrated gas hob, and a freestanding washing machine, fridge, and chest freezer. No warranty will be given with any of the appliances included in the sale.

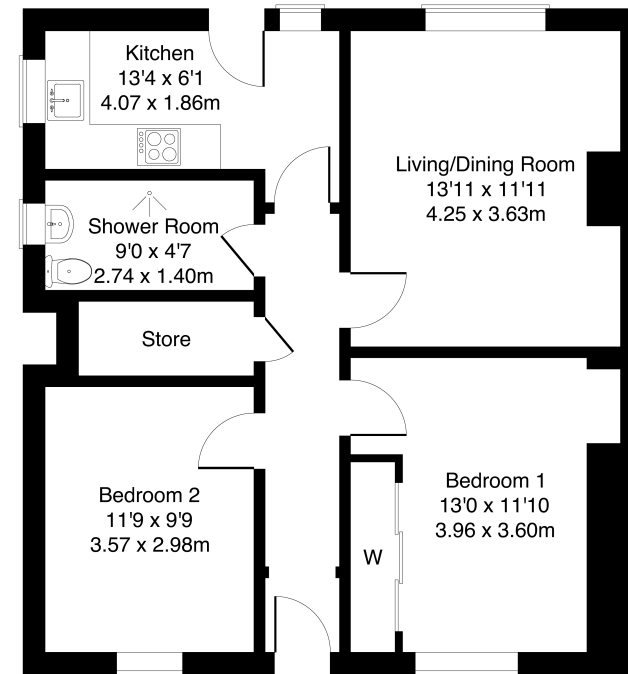
To the front, two particularly generous double bedrooms offer excellent proportions and flexibility for furnishing. Bedroom one further benefits from a large built-in wardrobe including a mirrored door and an additional storage press. Completing the accommodation, a modern wet-room style shower room features full-height tiled splash walls and a ladder-style radiator.

Sold as seen.



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Approximate Gross Internal Area: (689 sq ft - 64 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Knightswood is a well-established area to the west of Glasgow city centre, north of the River Clyde, offering a superb combination of local amenities and excellent transport links. The area features a variety of shops and facilities, including Knightswood Shopping Centre, with more extensive retail, dining, and leisure options available at nearby Braehead and Silverburn. Commuters

benefit from close proximity to Garscadden and Scotstounhill railway stations, as well as easy access to the A739 and M8 for travel to Glasgow, Paisley, and beyond. Knightswood also boasts numerous parks, walkways, and cycle paths, alongside the Knightswood Golf Course and Park, providing abundant opportunities for outdoor recreation and leisure.





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