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77 Angus Avenue, Cardonald, Glasgow, G52 3ET

Two-Bedroom, Traditional, Lower Villa, with Private Gardens

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Property Description

Tastefully presented and spacious, two-bedroom, traditional, lower villa, with private gardens. Located in the popular Cardonald area, to the south-west of Glasgow city centre.

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

Highlights include a modern, fitted kitchen and bathroom, generous room sizes and extensive contemporary flooring. In addition, there is gas central heating, double glazing, spotlighting and superb storage, including two walk-in stores.

There are generous gardens, with a lawn to the front, and an enclosed south-facing rear garden, with a lawn, patio and decked terrace.

A welcoming entrance hall, with a walk-in store, is finished with light, neutral decor and modern, wood-effect flooring. On the left, a tastefully presented living room, with a fireplace and storage, enjoys plenty of natural light from a large, south-facing window and offers generous floorspace for freestanding lounge furniture. Leading off the bright reception room, a flexible room, currently utilised as a dining room benefits from French doors which open onto a decked terrace in the south-facing, private garden. Also leading off the living room and sharing the same, sunny aspect, a kitchen is fitted with modern, neutrally toned units, wood-effect worktops and metre-tiled splashbacks. Appliances include an integrated oven, a gas hob, a stainless-steel canopy and a freestanding washing machine.

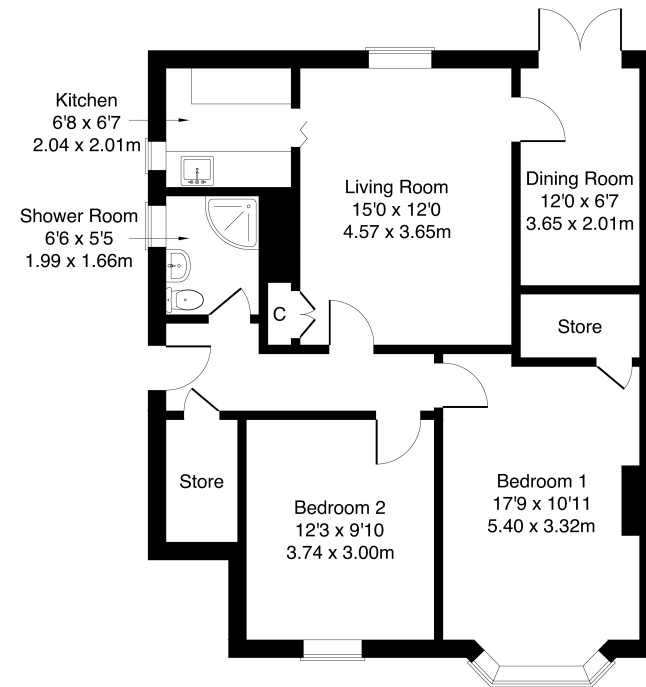
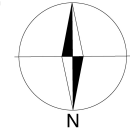
Across the hall, two carpeted double bedrooms are well-proportioned, with the main bedroom further benefiting from a walk-in store and extended by a bay window.

Completing the accommodation, a shower room comprises a corner shower cubicle, a two-piece suite, a chrome ladder-style radiator and tiled splash walls and flooring.



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Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



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

Area Description

Formerly a village in its own right, the area of Cardonald lies southwest of Glasgow city centre and has an excellent range of shops and amenities available locally. Well-regarded primary and secondary schooling can be found in the area, with the Cardonald campus of the Glasgow Clyde College easily accessible. With easy access to the

M77 and M8 for motorway connections and bus services running throughout, there are also several rail stations for further onward travel. Bordered to the south by the White Cart Water with walking and cycle paths, further leisure and outdoor recreation opportunities are provided by nearby Bellahouston Park and the extensive Pollok





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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