



Estate Agents and Solicitors

17 Polnoon Avenue, Knightswood, Glasgow, G13 3HQ

Spacious, Three-Bedroom, Lower Villa

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Property Description

Spacious three-bedroom, lower villa with private gardens and plenty of potential. Set on a residential street, the property is located in the Knightswood area, to the west of Glasgow city centre.

Comprises: an entrance vestibule, hall, living room, kitchen, three bedrooms, and a bathroom.

Requiring refurbishment and redecoration throughout, features include well proportioned room sizes, good integrated storage provision, gas central heating, and double glazing.

Further features include a large enclosed rear garden, with a sizeable front garden mostly laid to lawn, with ample on-street parking to the front.

Entered via a vestibule, the main hall provides access to most rooms and includes two built-in store cupboards. A spacious living room is set towards the front and offers ample room for both lounge and dining furniture.

The lounge leads through to the kitchen at the rear, which provides a storage cupboard and a door leading out to the extensive garden.

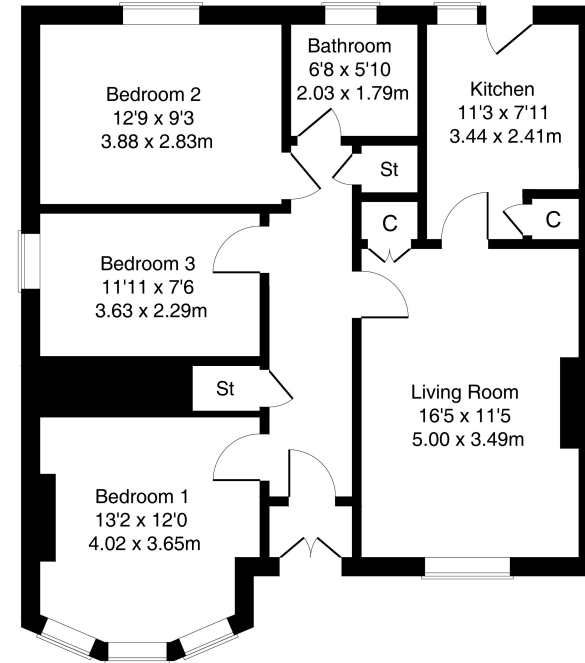
Spacious bedroom one has a bay window which overlooks the private front garden, while there are two further good-sized bedrooms set towards the side and the rear of the property, whilst the family bathroom is at the back with a rear-facing window.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (840 sq ft - 78 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 an area to the west of Glasgow city centre, north of the River Clyde, and ideally placed for local amenities and travel connections. With a range of shops and facilities available locally, including at Knightswood Shopping Centre, more extensive shopping, restaurants, and recreational opportunities are available at the nearby Braehead and Silverburn shopping centres. Benefitting from

close proximity to rail stations at Garscadden and Scoutstonhill, the A739 and the M8 are also easily accessible for connections to Paisley, Glasgow City Centre, and further afield via the extended motorway network. There are also numerous parks, walkways and cycle paths in the area, as well as the Knightswood Golf Course and Park for open green spaces and outdoor recreation.





Energy Efficiency Rating

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Not energy efficient - higher running costs

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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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