



SOLICITORS & ESTATE AGENTS



SEMI VILLA
29 LOCKSLEY AVENUE, KNIGHTSWOOD G13 3ND
Offers Over £167,500



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Traditional SEMI VILLA centrally situated within this high amenity district, just a short walk to Pikeman Nursery, Knightswood park and golf course, minutes from M&S Food and Aldi, Anniesland Cross, the Great Western Retail Park and Knightswood High School.

Oval decorative double glazed and PVC front door onto reception hall. 16' lounge with bay window to front. Fitted "galley" kitchen with window to rear overlooking garden with floor and wall mounted mahogany veneer fronted units with complimentary work tops, ceramic tiling full height around walls and tiled floor finish, integrated double oven, hob and hood. Modern shower/wet room including a wall hung wash hand basin and ceramic tiling to full height around walls.

First floor: 16' main bedroom to front with fully tiled en-suite shower cubicle. Further double size bedroom. Access to the floored and lined attic providing additional storage space can be accessed via the landing.

The specification includes gas central heating and double glazing.

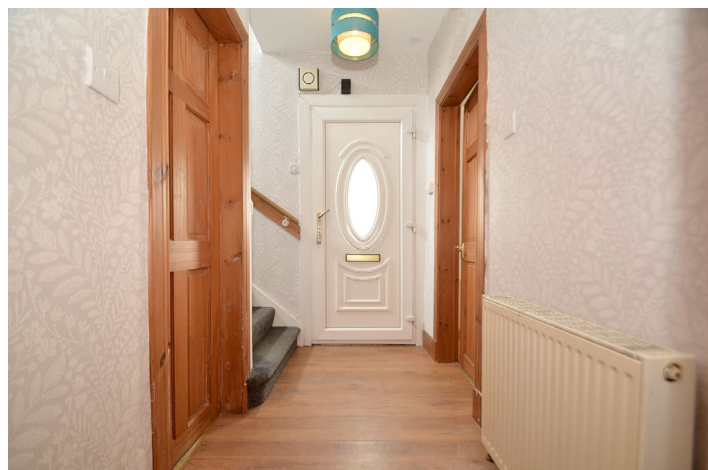
Extensive mono block paved area to front and side providing excellent off-street parking for several cars. In addition there is access to a modern single car "Marley" garage. Enclosed south facing garden to rear.

EPC Rating

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Measurements

<u>LOUNGE</u>	16'1 (4.92m) x 14'5 (4.40m)
<u>KITCHEN</u>	12'0 (3.67m) x 7'3 (2.21m)
<u>SHOWER/WET ROOM</u>	6'9 (2.05m) x 4'7 (1.40m)
<u>FIRST FLOOR</u>	
<u>BEDROOM ONE</u>	16'1 (4.92m) x 11'0 (3.37m)
<u>EN-SUITE</u>	4'4 (1.33m) x 2'7 (0.80m)
<u>BEDROOM TWO</u>	12'0 (3.67m) x 9'5 (2.87m)



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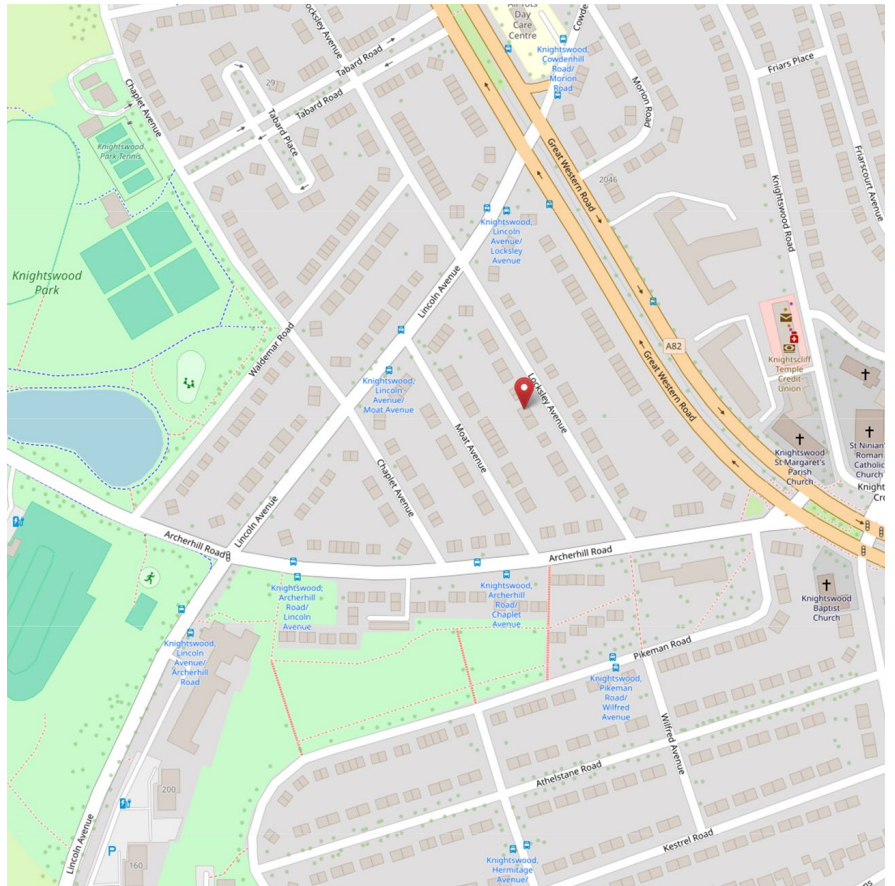
Travel Directions

Travelling west along Great Western Road to Knightswood Cross, take exit onto Archerhill Road (Pikeman Nursery on left), next right onto Locksley Avenue and number 29 is on left.

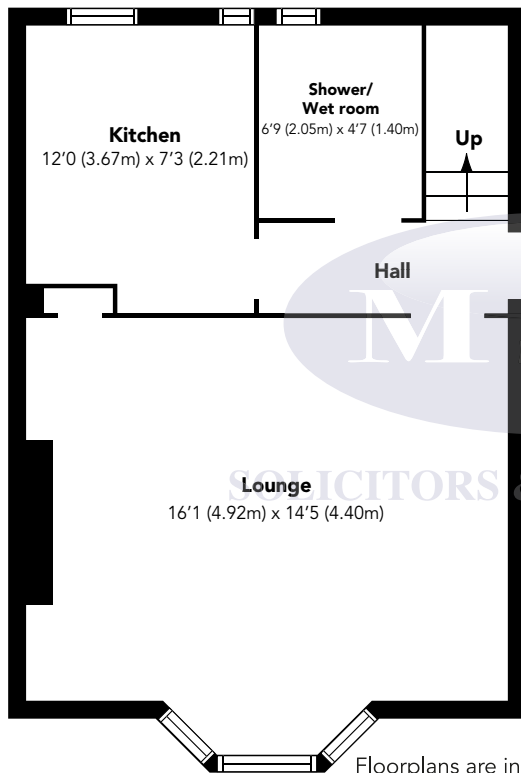
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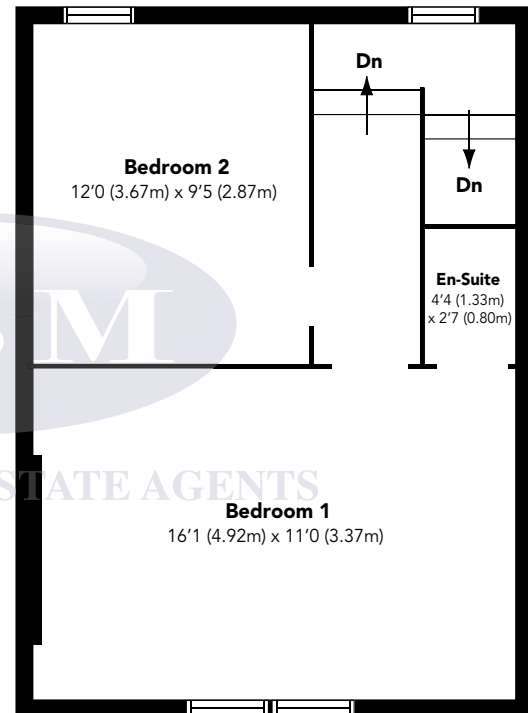
The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
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