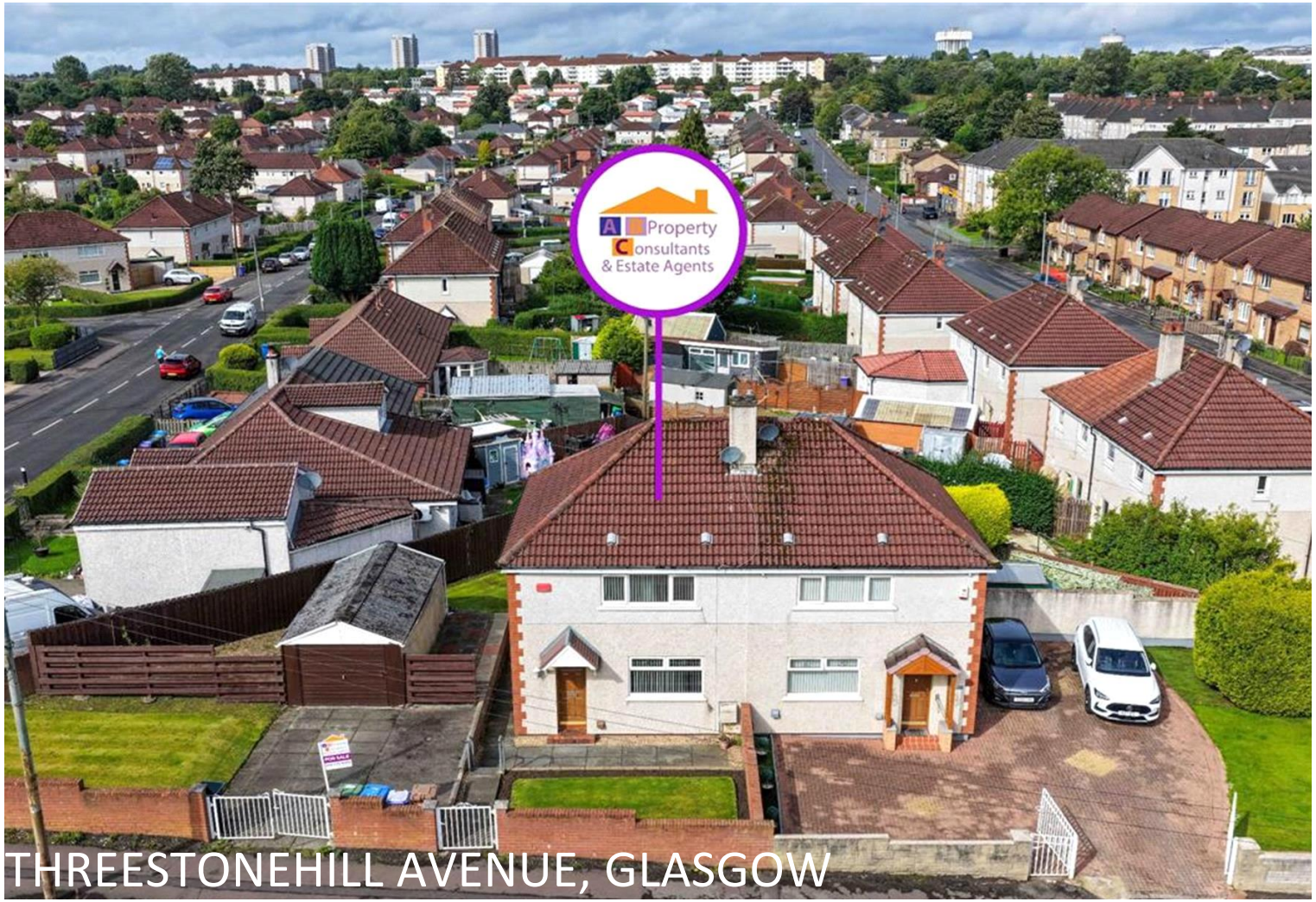








THREESTONEHILL AVENUE, GLASGOW

Spacious 3-bedroom semi-detached home in Springboig with generous lounge, fitted kitchen, ground-floor shower room, private front and rear gardens, driveway and detached garage. An excellent opportunity for families and buyers seeking a well-proportioned home.

Offers Over £170,000





Entrance Hallway

The property is entered through a welcoming hallway providing access to the ground-floor accommodation and staircase to the upper level. The hall is bright and practical, with neutral décor and access to the lounge, kitchen and shower room.

Lounge – 3.55m x 4.25m

A generously proportioned main reception room offering excellent space for a range of lounge furniture. A broad window provides plenty of natural light, while the focal-point fireplace adds character to the room. Neutral décor provides a versatile backdrop for new owners to personalise.

Kitchen – 2.50m x 3.20m

The kitchen is fitted with a range of timber-effect wall and base units complemented by worktop surfaces and tiled splashbacks. There is space for freestanding appliances together with a sink positioned beneath the window. A rear external door provides convenient direct access to the garden.

Shower Room – 1.55m x 2.14m

Conveniently located on the ground floor, the shower room comprises a WC, pedestal wash-hand basin and generous shower enclosure. The walls are predominantly tiled for ease of maintenance and a window provides natural light and ventilation.

First Floor Landing

The staircase rises to the upper landing, which provides access to all three bedrooms.

Bedroom One – 4.62m x 3.46m

An impressive principal double bedroom offering particularly generous proportions. The room benefits from a large window bringing in excellent natural light and an extensive range of fitted wardrobes providing substantial storage. The central-heating boiler is housed within a cupboard in this room.

Bedroom Two – 3.52m x 3.09m

A further spacious double bedroom with ample room for freestanding bedroom furniture. A window provides good natural light, while the dimensions make this a highly versatile second bedroom.

Bedroom Three – 2.97m x 2.47m

A well-sized third bedroom suitable for use as a child's room, guest bedroom or home office. The room enjoys a bright outlook and offers flexibility to suit a variety of household requirements.

Gardens





The property benefits from private garden grounds to the front, side and rear. The rear garden is particularly generous, predominantly laid to lawn and enclosed by timber fencing, providing plenty of space for children, pets, outdoor dining or further landscaping.

Driveway & Garage

A private driveway provides convenient off-street parking and leads towards a detached single garage.

Key Features

Three-bedroom semi-detached house
Generous lounge with feature fireplace
Fitted kitchen with direct garden access
Ground-floor shower room
Three well-proportioned bedrooms
Extensive fitted wardrobes in principal bedroom
Gas central heating
uPVC double glazing
Private front, side and rear gardens
Private driveway
Detached single garage
Approximately 78 sq m internal floor area
EPC Rating D (65)
Established Springboig residential location
Excellent potential for a family or first-time buyer

Local Area

Threestonehill Avenue is situated within the established residential district of Springboig in Glasgow's East End. The area offers convenient access to everyday shopping, schooling and public transport, while nearby road connections provide straightforward travel towards Glasgow City Centre and the wider motorway network. The combination of three bedrooms, private outdoor space and off-street parking is likely to appeal particularly to families, first-time buyers and those seeking a home with scope to modernise to their own taste.

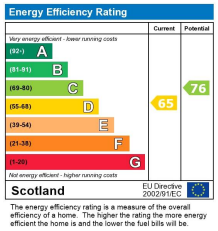
Council Tax Band: TBC (Glasgow)
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden
Heating: Gas Mains
Water supply: Mains

- • Excellent transport links to Glasgow City Centre
- • Generous double bedroom with fitted storage
- Garage
- Gas central heating and double glazing









Viewing by appointment only
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