



cochrandickie
ESTATE AGENCY

3 Fife Avenue,
Cardonald G52 3EW

www.cochrandickie.co.uk



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Located in this much sought avenue is this rare to the market red sandstone mid terraced villa with five principal apartments and, whilst requiring some modernising, it offers an opportunity not to be missed.

Upon entering the property via the outer leaf Upvc storm doors to the entrance vestibule you then enter the impressive broad reception hallway with hardwood floor covering throughout.

The property offers a fabulous formal lounge with feature fireplace and bay window overlooking the front garden and the leafy avenue.

To the rear is a sitting room, (again with fireplace) leading to the kitchen one step below with Upvc door giving access to the substantial garden. Also on the ground floor under the stairwell is a WC with wash hand basin.

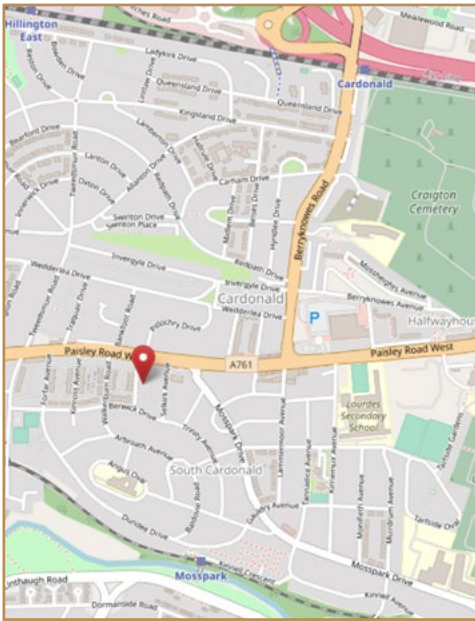
A carpeted stairwell leads to the contemporary shower room on the half landing and onward to a well proportioned top landing and three bedrooms.

Externally to the front there is easy to maintain stone chipped area with mature planting and a wrought iron gate. And to the rear a fabulous south facing garden with two separate patio areas with lawn in the centre. There is a gate giving access to the rear lane.

The property specification includes double glazing and gas central heating.

Cardonald has a wide selection of shopping facilities on the parade with excellent public transport services to Glasgow. There is easy access to M8 & M77 Motorway. There is Primary and Secondary Schooling nearby.





EPC rating

C

Office

Paisley

disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale
Produced by Plushplans

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