



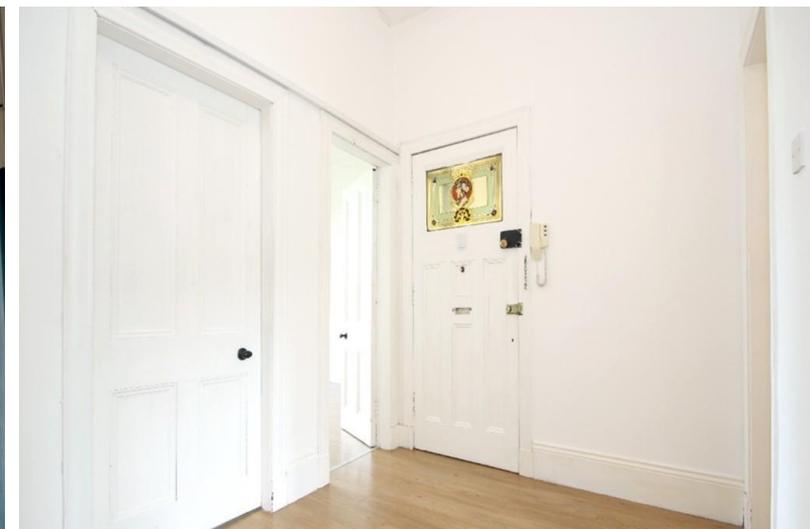
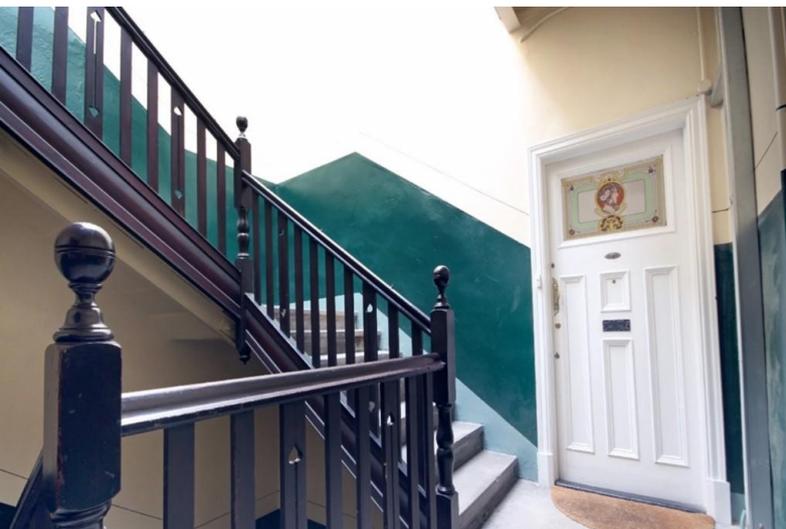
20 Woodcroft Avenue

Broomhill, G11 7HX

- POPULAR LOCATION
- SPACIOUS
- GAS CENTRAL HEATING
- DOUBLE GLAZING

Offers Over £170,000

EPC Rating '76'





Property Description

ACCOMMODATION

The interior is presented in walk-in condition, combining modern fittings with a number of notable period features including stained glass front door panels, elegant cornicing and lounge mantelpiece. The property also offers potential to create a second bedroom by combining an area of the dining kitchen and large cupboard as done in neighbouring properties. Further benefits include a well maintained common close, secure entry and bay windowed lounge with aspects over Broomhill.



HALLWAY

10' 6" x 9' 10" (3.21m x 3m)

Hallway opens to a bright and open space with period stained glass panel on front door and spacious cupboard. The hallway leads to a separate inner hallway that leads to bathroom.



LOUNGE

12' 5" x 15' 8" (3.8m x 4.8m)

Generously sized living room offering good light from front facing windows. The space retains its charm with several original features and sets the tone for the property.

KITCHEN/DINER

12' 3" x 6' 6" (3.75m x 2m)

Enjoys ample space with recess for dining table and offers a great hosting atmosphere. Kitchen cooking facilities just off.



BATHROOM

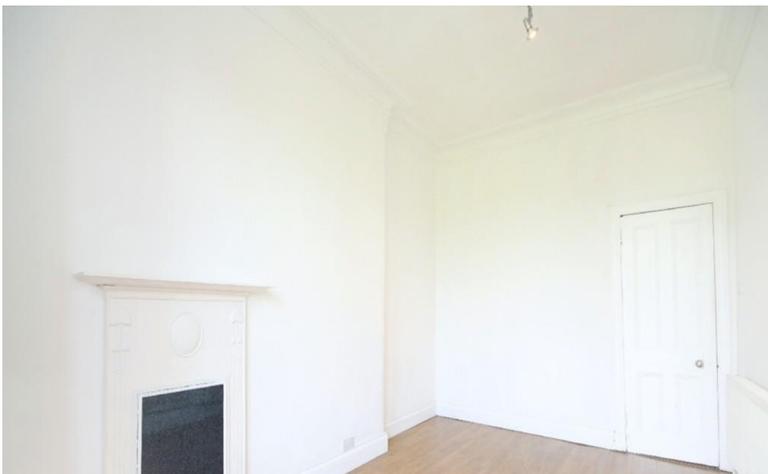
4' 11" x 9' 2" (1.5m x 2.8m)

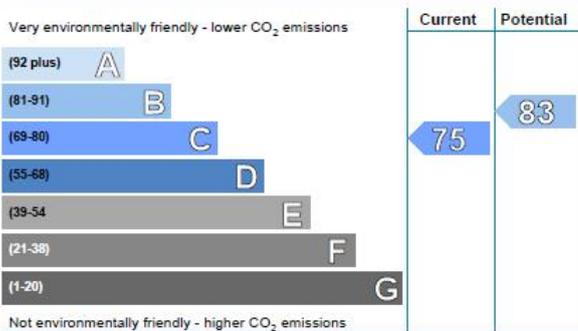
A bright and clean bathroom suite comprises w/c, wash hand basin with vanity unit and bath with shower fitted over the bath.

BEDROOM

9' 10" x 15' 8" (3m x 4.8m)

Spacious double bedroom enjoys good light from a front facing window.





LOCATION

Woodcroft Avenue is well positioned for access to a large selection of popular local amenities on Crow Road, Hyndland Road and West End, as well as easy access to excellent transport links.

TRAVEL DIRECTIONS

Beginning from Byres Road in the West End, turn onto Highburgh Road and continue into Hyndland Road. Turn left at the traffic lights into Clarence Drive, proceed under Railway Bridge and turn right into Randolph Road. Continue long turning right into Woodcroft Avenue. Number 20 is along on the right hand side.

Second Floor

