



THREE BEDROOMS

SEMI DETACHED

FRONT AND REAR GARDENS

POPULAR LOCATION

GAS CENTRAL HEATING

Archerhill Road, Glasgow, G13 3NJ

EVE Property are pleased to welcome to the open sales market a generously proportioned three bedroom semi-detached villa in the popular Archerhill Road, Knightswood. Presented in well maintained condition throughout, this lovely property has been looked after by the current owners throughout their proprietorship and affords a new purchaser a fabulous opportunity to style this family sized home to their own style and specification.

Offers Over £133,000



## Property Description

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Elevated and set back from the main road, there is a large garden to the front of the house which could easily be adapted (subject to any necessary local authority consents) to provide a multi car driveway, similar to that of neighbouring properties.

A welcoming hallway leads to all apartments off, with the staircase to the upper apartments set to the right hand side. A lovely dual aspect living room with dining space replete with natural light provided by picture windows at either end of the room, has excellent dimensions ensuring ample space for modern furnishings.

A lovely kitchen with in built pantry also gives access to the rear gardens, and is fitted with a wide range of wall and floor mounted cabinets providing excellent storage facilities. There is shelving as well as space for a larger fridge freezer and chest freezer in the pantry, giving space for linear runs of uncluttered preparation worktop - much needed for busy modern life!





Upstairs benefits from two double rooms and one single bedroom which has in built storage and all of which have open views.

The bathroom is fitted with a three piece suite in white with electric power shower over bath and is partially tiled in ceramic light cream.

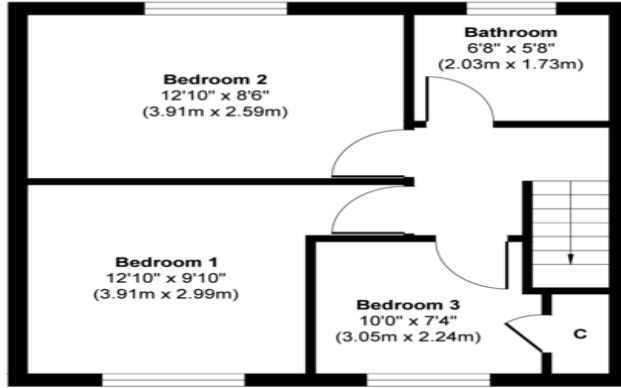
To the rear, the enclosed low maintenance level gardens laid to lawn with a tiled patio area provide a peaceful enclave to relax in after a long day.

Properties like number 41 don't come to market very often and as such, will prove to be very popular - book your viewing today with our friendly sales team to avoid missing out!

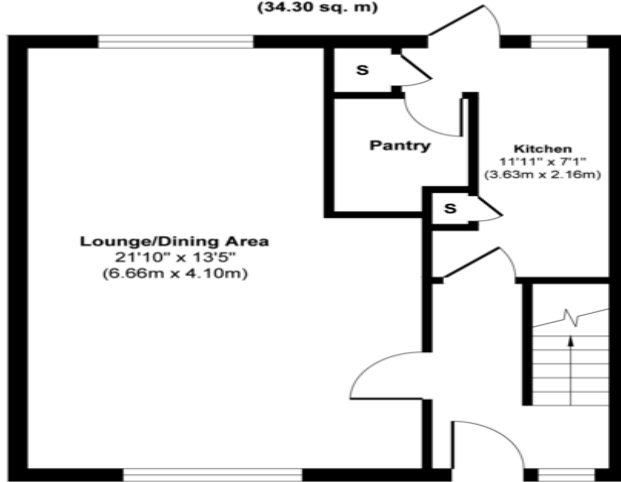
Archerhill Road is centrally located off Great Western Road, Glasgow. It is within a short distance to local shops and supermarkets with Great Western Retail Park a short drive away. Road links to Clydeside Expressway, Clyde Tunnel, Glasgow Airport and M8 motorway network are within a short distance. Local bus routes from this area run to Glasgow City Centre.



**41 Archerhill Road, Glasgow, G13 3NJ**

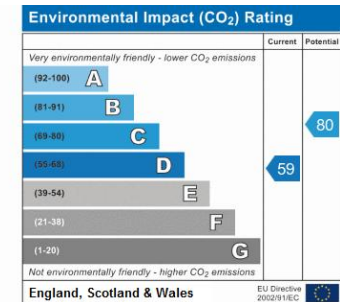
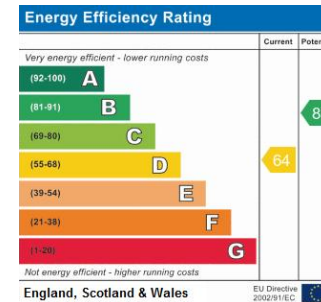


**First Floor**  
Approximate Floor Area  
369 sq. ft  
(34.30 sq. m)



**Ground Floor**  
Approximate Floor Area  
432 sq. ft  
(40.22 sq. m)

**Approx. Gross Internal Floor Area 801 sq. ft / 74.52 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements