



THREE BEDROOM SEMI  
DETACHED VILLA

CONSERVATORY

FULLY ENCLOSED  
MANICURED FRONT AND  
REAR GARDENS WITH SUN  
TRAP AREA

Alderman Road, Glasgow, G13 3TX

Offers Over £185,000

EVE Property are pleased to present to the open sales market a lovely three-bedroom semi-detached villa in the ever sought after Knightswood area on Alderman Road. Situated on a generous plot with substantial front, rear and side gardens in addition to a wonderful conservatory, this property will be extremely popular with those looking to settle in the area and, as such, early viewing is advised.



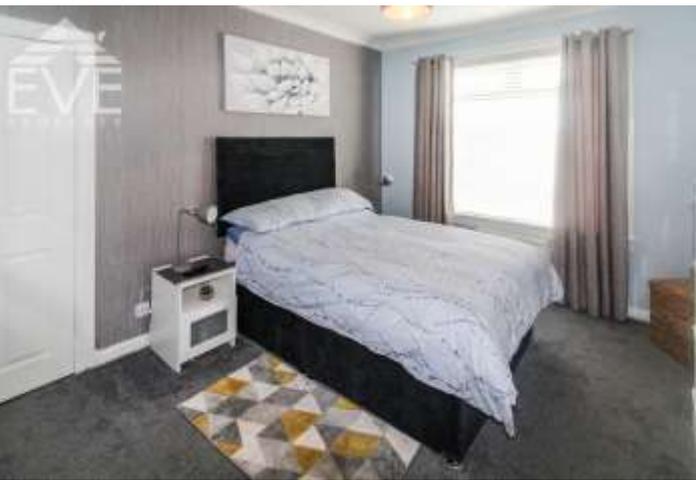
## Property Description

Perfectly positioned, number 336 is set amongst similar style houses in a locale synonymous with neighbour-friendly living, with the added bonus of notable lifestyle amenities and transport links in close proximity, including restaurants, bars, beauty salons, as well as Knightswood's Golf course.

Upon approach, the front garden path welcomes you through a wrought iron gate where the main entrance is accessed through secure and enclosed porch vestibule which in turn provides ingress to the hallway. The white painted hallway with feature herringbone wallpaper in navy and gold gives inviting access to the living room, kitchen and a versatile third room which could be utilised as a home office, play room, further bedroom or indeed dining room - the possibilities are endless! The tone is immediately set for the quality of décor and finish throughout with a contemporary and cool colour palette combined with modern fixtures, fittings and matching quality grey oak laminate flooring. The wonderful living room to the front of the house comes with a large triplicate bay window, allowing light to flood through and, this combined with full height ceilings further highlights an abundance of space on offer, not to mention the view of the lush, mature front garden.



The newly fitted kitchen off the living room is beautifully finished in crisp white, handleless gloss cabinetry with contrasting grey slate effect splashback and matching worktops completing the sleek and sophisticated look. Fully equipped with chrome electric oven, glass canopy extract hood with black ceramic hob in addition to space and servicing to accommodate a washing machine and a larder fridge freezer.



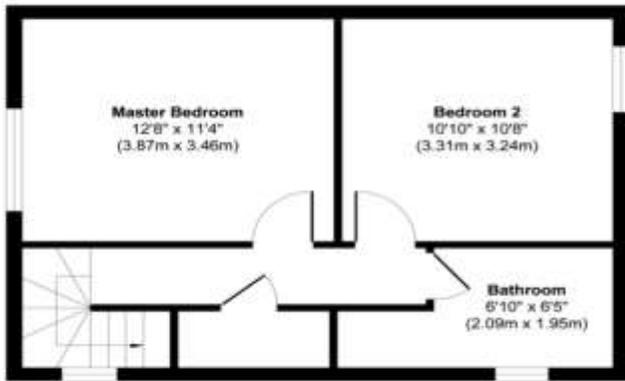
Exiting the kitchen through a full length glazed upvc door into the conservatory allows you to enjoy the surrounding garden all year round with double glass doors opening on to a munificent low maintenance enclosed rear garden - a treat to behold.

Upstairs are two double bedrooms both of which have lovely aspects to the front and rear. The front bedroom has been decorated in light blue and grey tones and the rear has crisp white walls with a feature wallpaper. Both bedrooms are finished with a thick pile grey carpet. The master has access to the loft which has been upgraded with velux windows to yield a bright, additional flexible space which could be utilised as a home office, games room or indeed for additional storage options.

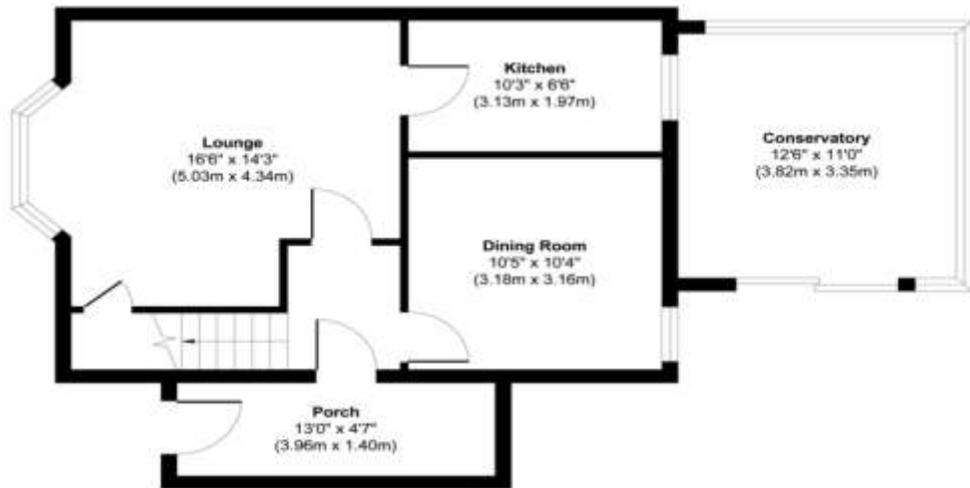
The family bathroom comes with three piece suite in gloss white with electric power shower/bath combo, and floor to ceiling white sparkle pvc bathroom cladding panels.

The sociable rear garden stretches for what is an exceptionally adaptable space that is beautifully manicured, laid with both real and artificial grass for easy maintenance, distinguished by slab pathing and framed in red stone chippings providing secure parking through the back wooded gate. The gardens are accessed from the conservatory or alternatively via the garden path that leads past an elevated sun trap at the side of the house, offering a simple yet effective haven to catch all-day rays to bask in throughout the warmer months. The newly cultivated lawns and walkways give access to front, side, and back gardens making for a garden fit for all year enjoyment. The addition of a shed provides essential storage for all alfresco and gardening paraphernalia.

**336 Alderman Road, Glasgow, G13 3TX**



Upper Level  
Approximate Floor Area  
415 sq. ft  
(38.60 sq. m)



Lower Level  
Approximate Floor Area  
494 sq. ft  
(45.90 sq. m)

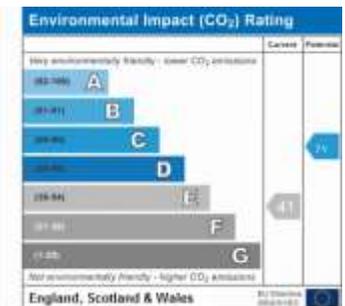
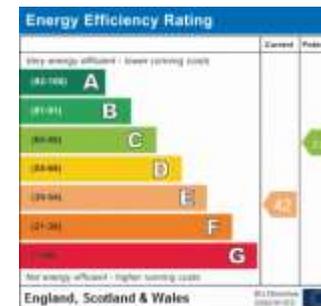
**Approx. Gross Internal Floor Area 909 sq. ft / 84.50 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

All in all a wonderful family home which will be of huge interest to buyers looking to locate to Knightswood - book your viewing with our office team now!

Alderman Road is centrally located 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.



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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 are 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