



RESIDENCE

179 Budhill Avenue, Shettleston, G32 0PA

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



2 Bedrooms | 1 Public Rooms | 1 Bathrooms



This beautifully presented two-bedroom mid-terrace villa has been thoughtfully modernised and upgraded throughout, offering stylish and comfortable accommodation in true walk-in condition. The property will appeal to a variety of buyers, particularly first-time purchasers or those looking to downsize to a well-maintained home within a convenient residential location.

The accommodation is entered via an entrance vestibule, leading through to a bright and spacious lounge with aspects to the front and a staircase providing access to the upper level. To the rear of the property is a modern dining-sized kitchen, recently installed and offering a range of wall and base units along with ample worktop space and room for casual dining.

The upper floor provides two well-proportioned bedrooms and a contemporary family bathroom, finished to a stylish standard.

Further features of the home include gas central heating, double glazing. Externally, the property benefits from a monobloc driveway to the front providing off-street parking, while to the rear there is a fully enclosed garden, ideal for relaxing or entertaining, along with a useful garden storage shed.

Overall, this is an excellent opportunity to acquire a stylish and well-maintained home in a convenient Glasgow location, ready for immediate occupation.

Budhill Avenue is situated within the Budhill/Springboig area in Glasgow's East End, a well-established residential district offering a wide range of local amenities and excellent transport links.

The area is particularly convenient for commuters, with Shettleston railway station located within easy walking distance, providing regular rail services to **Glasgow city centre and further afield. Road links are also excellent, with convenient access to the M8 motorway network, making travel throughout the central belt straightforward.

A wide range of local shops, supermarkets and everyday amenities can be found nearby.



731.00 sq ft | EER = C



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Budhill Avenue



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.