POMPHREYS
Properties
*Sales & Lettings*

# 49 Birkhall Avenue

, Glasgow, G52 2PN

## Offers over £250,000

Set within a generous garden plot, this spacious semi-detached villa offers an ideal opportunity for a wide range of buyers, from growing families to those looking to downsize, yet still requiring a generous amount of living space.

While the property would benefit from internal upgrade, the flexible layout provides excellent potential to create a home tailored to personal style and needs.

Formed over two levels the accommodation comprises, on the ground floor, a side entrance hallway, bright front facing formal lounge featuring a gas fireplace at its focal point, fitted dining kitchen, two double bedrooms and shower room.

On the upper level are two further bedrooms and more attic space offering additional potential to develop.

Externally, the property enjoys a substantial and fully enclosed landscaped gardens to front and rear, offering both level lawn and patio areas. A lengthy side driveway provides off-street parking for several vehicles and leads to a single detached garage.

Located in a peaceful residential pocket, this home benefits from excellent local amenities just a short distance away including supermarkets, cafes, banks, and pharmacies. For commuters, regular bus services run nearby and the railway station is within comfortable walking distance, offering easy access to the M8 motorway network providing excellent connectivity. Local primary and secondary schooling options are also readily available.

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- Seldom available Semi Detached Villa
- Ideal Opportunity for a wide range of purchasers
- Level landscaped Gardens to front and rear
- Four Bedrooms with further potential
- Formal Lounge with Bay Window
- Long Driveway to side leading to garage

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

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## Floor Plan

## Area Map

## Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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