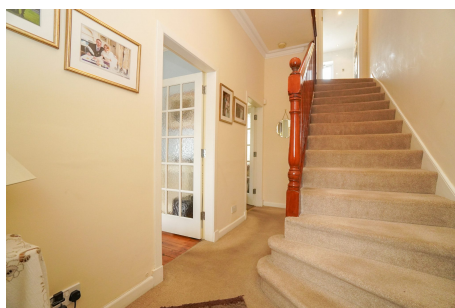
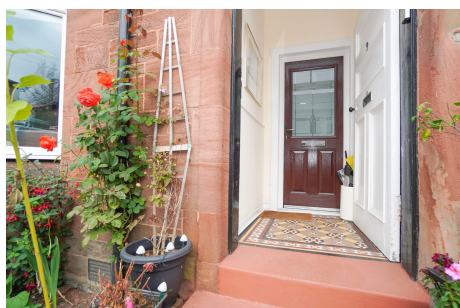




9 Coldingham Avenue, Glasgow  
**Fixed Price £280,000**  
3 BED SEMI-DETACHED HOUSE



 **McHugh**  
Estate Agents



## Features

3 Bedrooms, 2 Public Rooms

Semi Detached Villa

Large conservatory

Quiet cul-de-sac setting

Superb 4 piece Bathroom

Ensuite Shower Room

Immaculate refitted kitchen

Floored attic with Velux window

Fully enclosed suntrap gardens

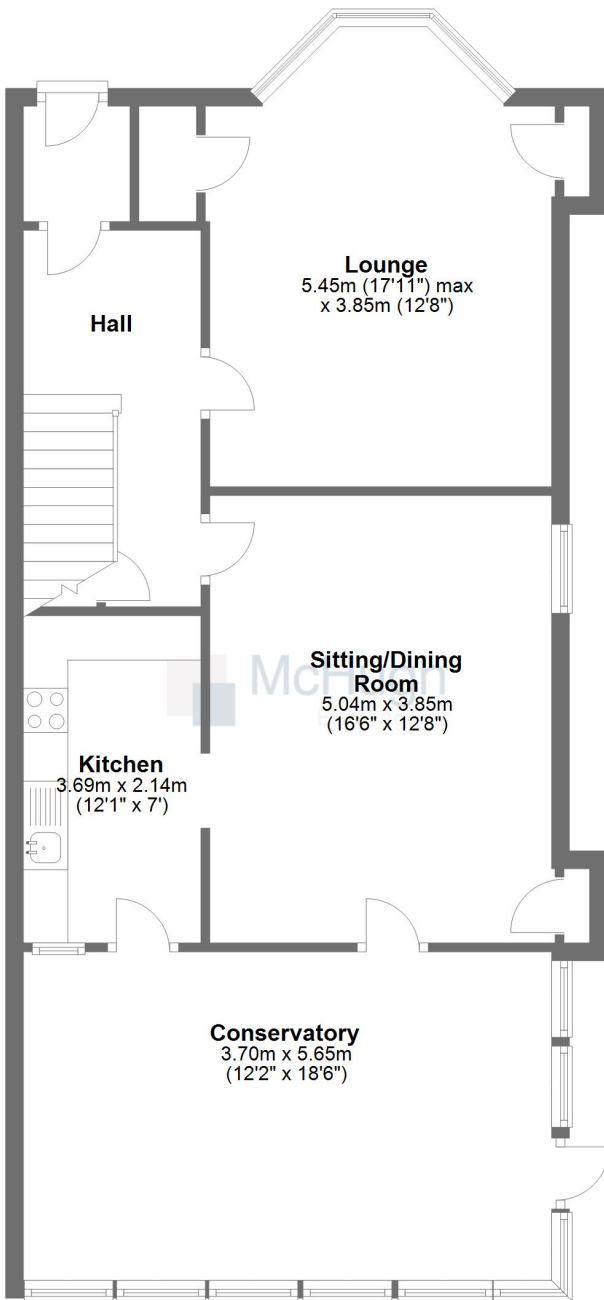
Fabulous family accommodation

## 3 BED SEMI-DETACHED HOUSE

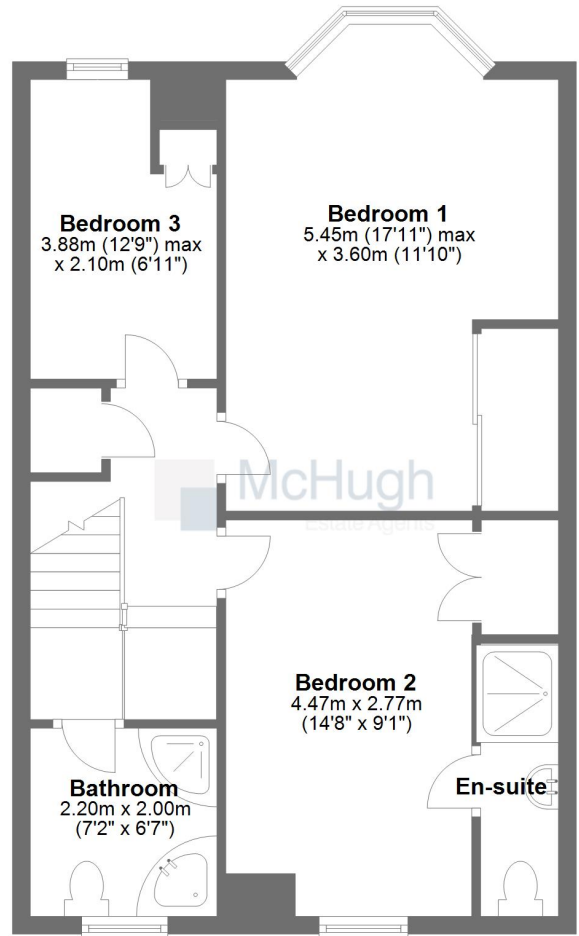


9 Coldingham Avenue, Glasgow

## Ground Floor



## First Floor



This floorplan has been created for guidance purposes only.  
Plan produced using PlanUp.

# 9 Coldingham Avenue, Glasgow

This sandstone semi-detached villa is set in a traditional Victorian cul-de-sac, tucked away off the main road. The property provides spacious family accommodation with fully enclosed gardens, just a short walk from all local amenities and excellent transport links.

## Accommodation

Ground Floor - The entrance door opens to a vestibule then into the immediately impressive hallway. The large lounge has a walk-in bay window to the front and a traditional high ceiling. The spacious, family-sized sitting/dining room has a window to the side and tilt/turn window to the conservatory. Off the sitting/dining room is a modern refitted kitchen which is finished in attractive cream gloss handle-less units with contrasting worktops. A door from the kitchen opens to the exceptionally spacious dining conservatory which overlooks the rear garden and is a perfect place for entertaining.

On the half landing the refitted, fully tiled bathroom has modern 4 piece suite with a mains mixer shower and a curved shower enclosure.

Upper Floor - There is an attractive and spacious upper landing from which all bedrooms are accessed. The large main bedroom is at the front of the property with ample space for additional furniture and features a walk-in bay window. Bedroom two is a double room at the rear of the property with outlooks over the rear garden and has the added benefit of an ensuite shower room. The third bedroom is a bright and well presented single bedroom at the front.

Within the large hall cupboard, a fixed ladder accesses the floored and lined attic which is a great, flexible space with natural light from a Velux window.

## Heating and Glazing

The property has UPVC double glazing and gas central heating (Ideal combi boiler).

## Location

Coldingham Avenue is a seldom known cul-de-sac off Dumbarton Road. It is situated within walking distance of all local amenities including Yoker Medical Centre, a variety of local shops, Lidl supermarket and frequent bus and rail services. The property is also well placed for access to neighbouring Clydebank, where there is the Clyde Shopping Centre, Clydebank business park, West College and Clydebank Leisure Centre. Glasgow's vibrant 'West End' is approximately 15 minutes drive.

SAT NAV ref - G14 0PX

## Dimensions

Lounge - 5.45m x 3.85m

Sitting/Dining Room - 5.04m x 3.85m

Kitchen - 3.69m x 2.14m

Conservatory - 3.70m x 5.65m

Bedroom 1 - 5.45m x 3.60m

Bedroom 2 - 4.47m x 2.77m

Ensuite Shower Room - 2.72m x 0.88m

Bedroom 3 - 3.88m x 2.10m

Bathroom - 2.20m x 2.00m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

### **McHugh Estate Agents**

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