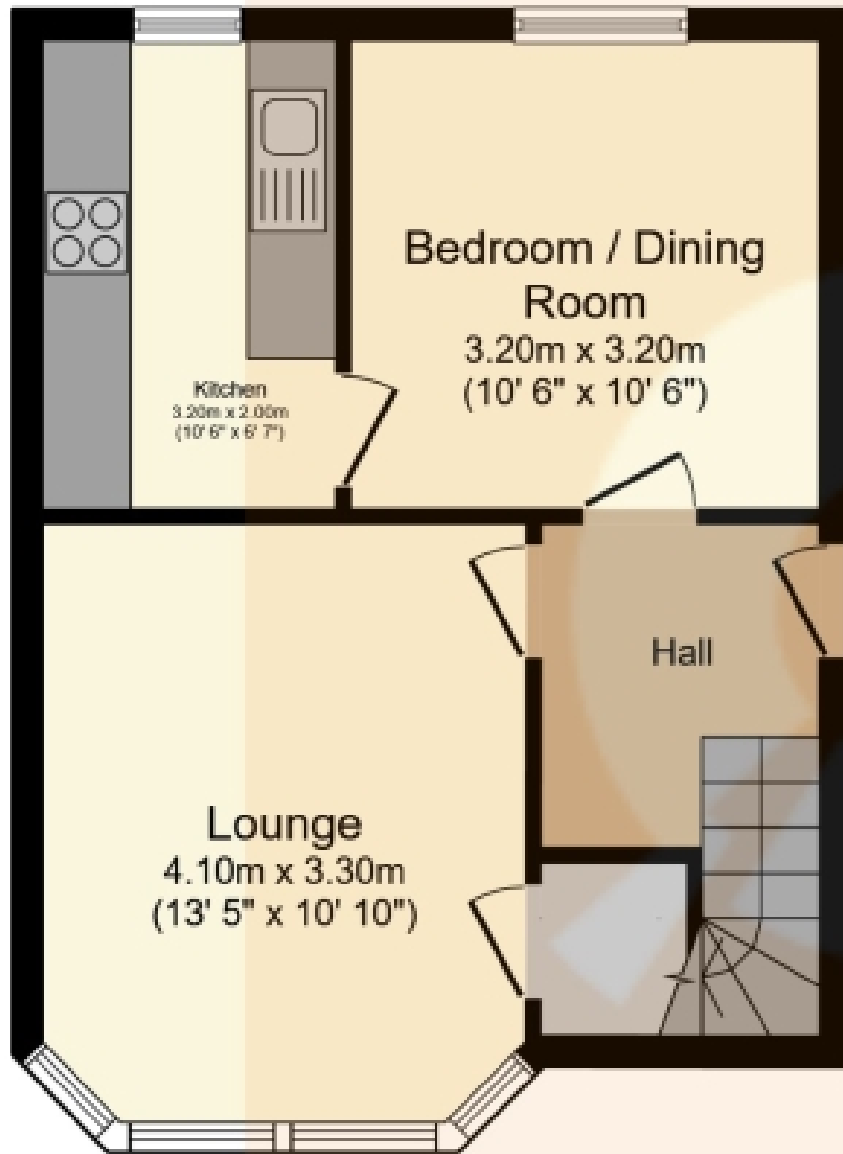




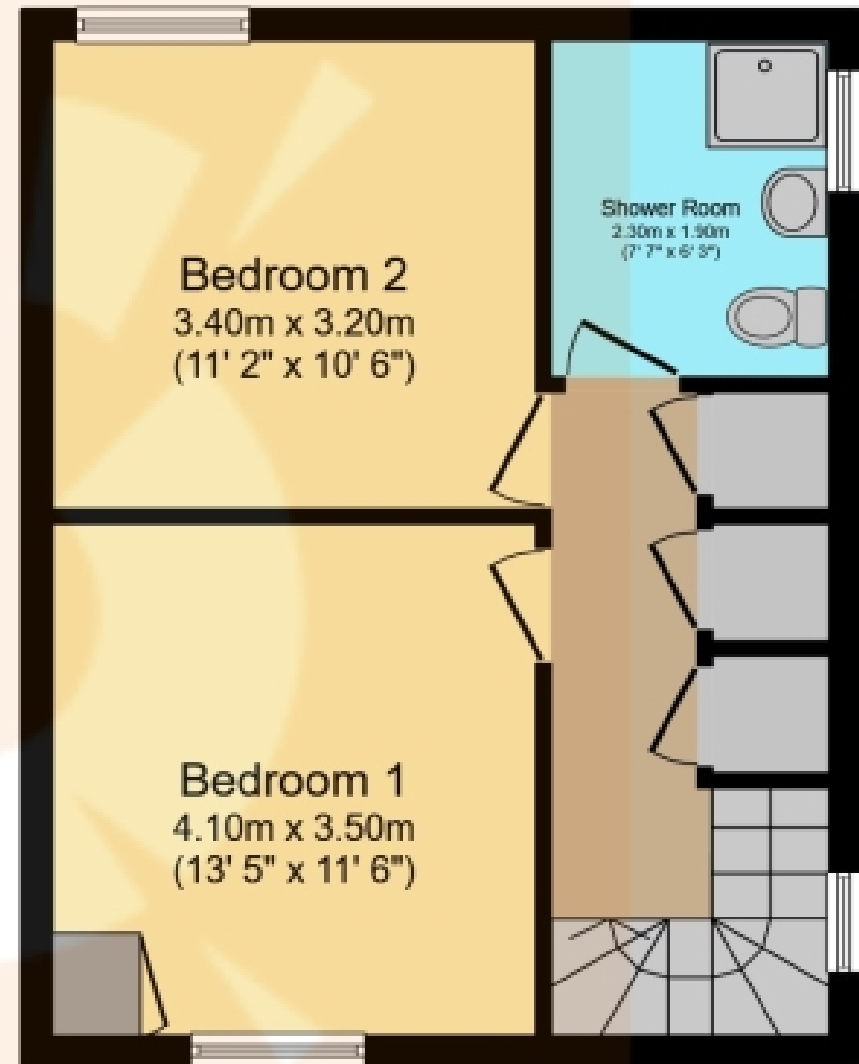
11 Warriston Street, Glasgow

Offers Over £149,995





Ground Floor



First Floor

Total floor area 73.6 sq.m. (792 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

THE PROPERTY

**** SUBSTANTIAL CORNER PLOT ** MANICURED GARDENS ** GATED DRIVEWAY ** IMPRESSIVE ROOM DIMENSIONS ** FLEXIBLE LIVING ** EXCELLENT IN-BUILT STORAGE ** MODERN SHOWER ROOM ****. View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Situated within the ever-popular Riddrie locale, No. 11 Warriston Street is a spacious semi-detached home boasting a substantial corner plot. This wonderful family accommodation is close by to a host of local amenities, Alexandra Park and excellent transport links which will have you in Glasgow City Centre in less than 15 minutes.

The property is surrounded with beautifully landscaped gardens, and mature shrubbery offers additional privacy. There is an extensive multi-car driveway leading to timber garage, perfect for storing indoor/outdoor equipment.

Upon entering the welcoming reception hallway, you'll instantly notice the impressive scale of this charming family home. The family lounge is flooded with an abundance natural light, thanks to the large bay window formations, and neutral tones help to create a warm ambience. The well-appointed kitchen features a range of wall and base mounted units with contrasting worksurfaces. There is ample for freestanding appliances where desired.

Completing the ground floor is Bedroom Three, offering flexible accommodation with a multitude of potential uses. This space is currently being utilised as a Dining Room, however, could also be used as a home office, play room, or however you see fit.

On to the first floor, you will find two generously proportioned double bedrooms which are both flooded with an abundance of light. Completing the property internally is the modern shower room comprising of walk-in shower cubicle, W.C. and wash hand basin.

This fantastic property occupies a spacious corner plot, and the garden grounds are a true highlight. Predominantly laid to lawn and surrounded by mature shrubbery, the space is kept beautifully manicured and is fully enclosed to ensure a safe and secure environment for both children and pets alike.

Riddrie boasts a prime location, situated just a stone's throw away from robust public transport links, residents enjoy easy access to the city's pulse and beyond. This vibrant locale offers a host of amenities within arm's reach, from bustling cafes and local shops to essential services. For those seeking a breath of fresh air, the proximity to Alexandra Park is a true blessing-a tranquil oasis that invites leisurely strolls and moments of relaxation.

Furthermore, Riddrie places Glasgow City Centre within close reach, allowing residents to effortlessly delve into the city's dynamic cultural scene, shopping districts, and dining options.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com