



**18 BOGTON AVENUE**

MUIREND

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c o r u m



3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

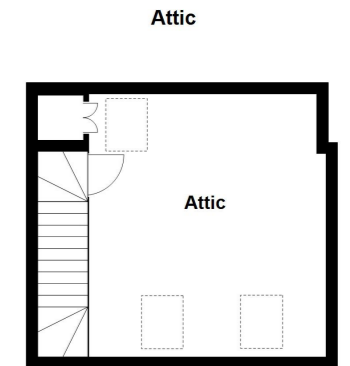
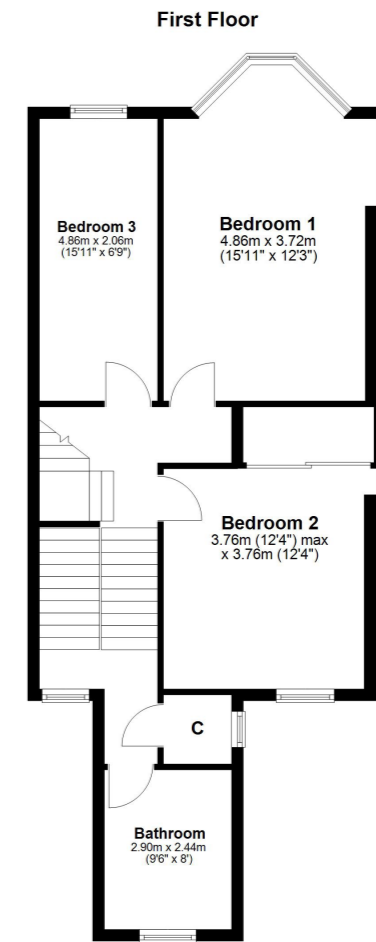
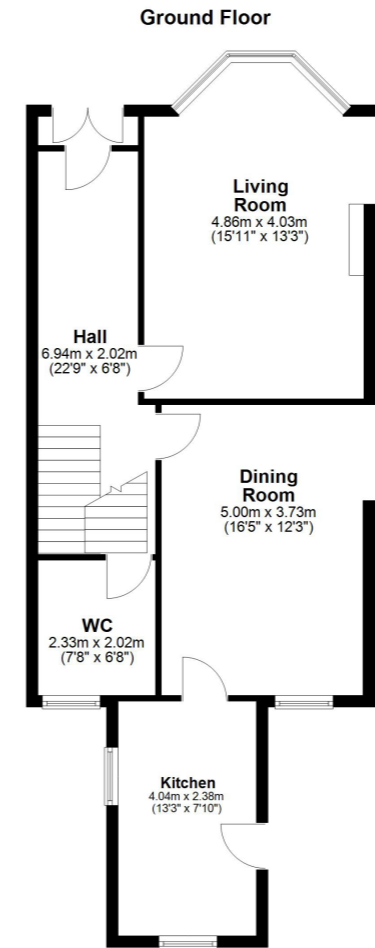
**This beautiful mid terrace home is found in a quiet Muirend address with a South East facing rear garden.**

Set in level garden grounds, this sandstone terrace home is presented to market in excellent order. Our clients have maintained and upgraded their home in recent years including the completion of a new roof covering in 2020. Bogton Avenue is in close proximity to amenities and transport options.

The accommodation extends to; entrance vestibule, 22 foot reception hallway, bay windowed living room with feature fire and a designated dining room allowing direct access into a contemporary fitted kitchen with door to the rear garden. A modern cloakroom/WC is accessed from the hallway. The original staircase with traditional balustrade leads through a bright split-level landing to first floor level revealing three versatile bedrooms. A beautifully fitted four piece bathroom suite is found at half landing alongside a cupboard housing the gas boiler and hot water tank. A further fixed stair from first floor level gives access into a floored and lined attic space with 3 Velux rooflights aiding natural light.

The specification includes double glazing, gas central heating, neutral décor/flooring and a new roof covering completed in 2020. Externally the property has established garden grounds of particular note to the rear, being fully enclosed and facing South East. The rear garden includes a lawn, two patio areas for outside seating and a convenient timber shed beside a gate to a lane behind the terrace.





18 Bogton Avenue is within walking distance of numerous independent shops, coffee houses, restaurants and bars. More extensive amenities are available at the nearby Sainsburys store and the Silverburn shopping mall is approximately three miles away. Local recreational pursuits are varied including well maintained parks, health clubs/gyms and golf courses (both public and private). Muirend train station is approximately 250 yards walk whilst nearby Clarkston Road is well served by frequent bus services.

**SS4166** | Sat Nav: 18 Bogton Avenue, Muirend, G44 3JJ

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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