



1 BOGTON AVENUE
MUIREND

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4 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

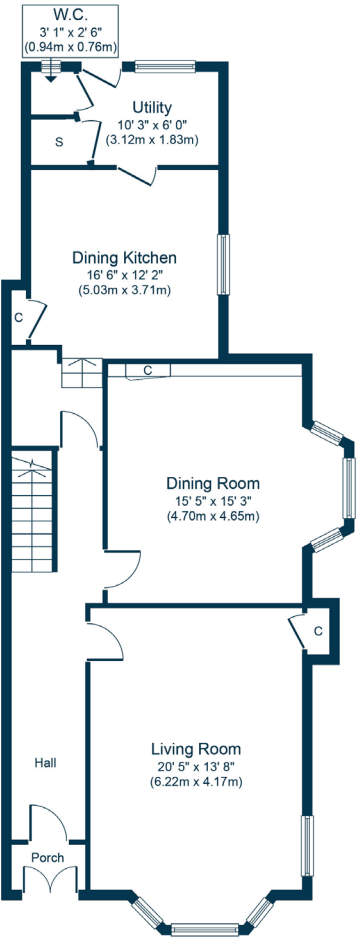
A substantial 4 bedroom sandstone end terrace villa set within a convenient and popular pocket of Muirend, in close proximity to amenities and transport options.

Set in beautifully landscaped level garden grounds, this sandstone end terrace home has been well maintained by the current owners and Bogton Avenue is in close proximity to amenities and transport options.

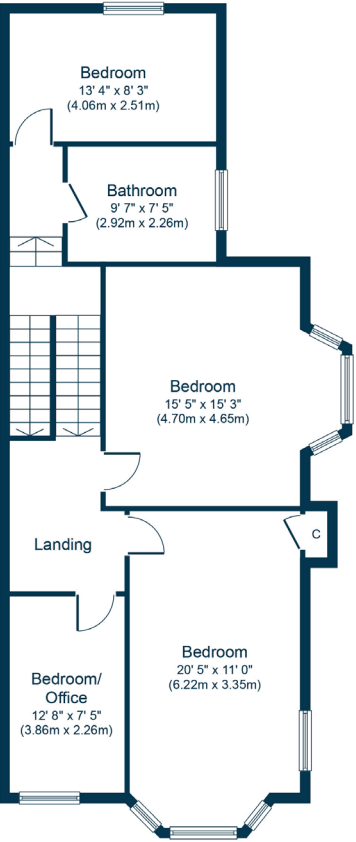
The accommodation extends to; entrance vestibule, long reception hallway, bay windowed living room with feature fireplace, designated sitting/dining room to the side with bay window also, whilst to the rear is a dining sized kitchen, utility room and useful WC. There is a sizable bedroom at half landing along with a modern fitted shower room, with three further substantial bedrooms on the first floor. The property has an array of original features, such as ornate plasterwork, exposed woodwork and fireplaces.

The specification includes double glazing and gas central heating. Externally, the property has enclosed garden grounds to the rear which have been laid to lawn with attractive planted borders and patio areas. There is a larger garage to the rear with access from the side.





Ground Floor



First Floor

1 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.

SS4553 | Sat Nav:1 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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