



## 26 Raploch Avenue, Glasgow, G14 9FF

Offers over £129,995



**\*\*SOLD IN 6 DAYS BY ELEVATE PROPERTY - SIMILAR PROPERTIES REQUIRED - BUYERS WAITING\*\***



## Property Description

Welcome to No. 26 Raploch Avenue (Flat 0/2), this attractive TWO-bedroom ground floor home offers an ideal opportunity for many purchasers. This modern development is situated within the popular Scotstoun locale and is within a short walking distance from a host of amenities and public transport links.

Entrance through the secure door entry system leads to the ground floor of this well-maintained building. The solid wood door provides access to the welcoming reception hallway leading to all rooms within the property. With neutral decoration throughout, the property is in walk-in condition. The lounge offers impressive dimensions with two large windows flooding this room with an abundance of natural sunlight.

The modern fitted kitchen hosts an array of white gloss wall and base mounted units paired with black worktops, creating a bright and efficient workspace. The kitchen also boasts an integrated fridge freezer, washing machine, dishwasher, oven, gas hob and extractor fan.

The home is further complimented by two generous bedrooms, one of which boasts fitted storage and an excellent en-suite shower room. The main bathroom is partially tiled and comprises of gas shower over bath, W.C. and wash-hand basin.

The apartment also benefits from gas central heating and double glazing throughout, providing all rooms with a lovely warmth all year round. With the advantage of communal landscaped gardens and private allocated parking space to the rear of the building, this property is sure to be popular.

Ideally situated within a short walking distance of a host of amenities and public transport links and also within catchment area of highly sought after schooling, this property is in a perfect location.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request 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. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

Lounge – 4.70m x 3.85m

Kitchen – 3.80m x 3.17m

Bedroom One – 4.70m x 2.90m

Bedroom Two – 3.80m x 3.30m

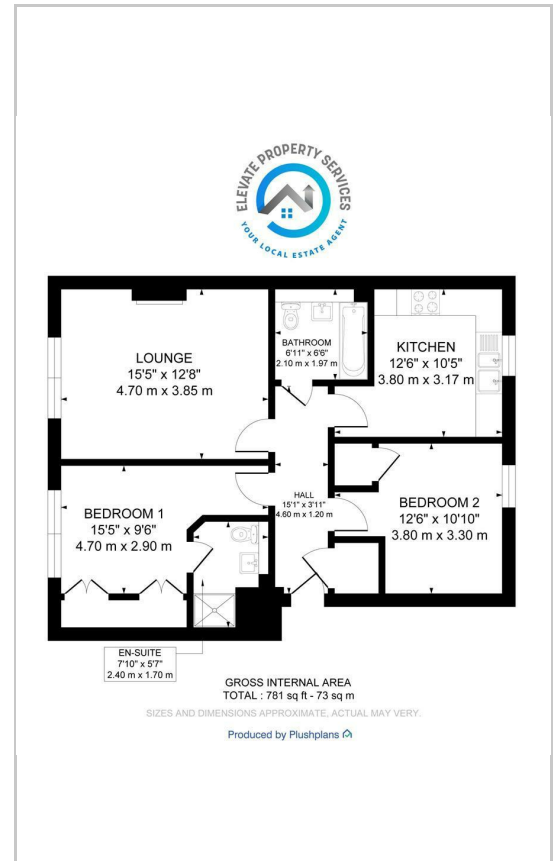
Bathroom - 2.10m x 1.97m

En-Suite - 2.40m x 1.70m

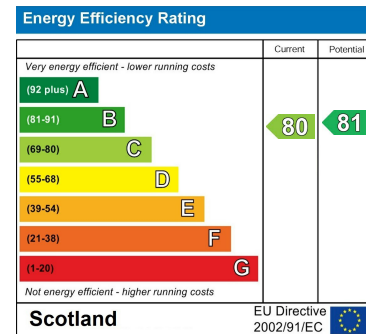
## Area Map



## Floor Plans



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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