



1 Balvie Crescent, G62 7AQ

Offers over £174,995



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Property Information

Welcome to No. 1 Balvie Crescent, situated within the popular Milngavie area and within the catchment area for highly sought schooling. This fantastic TWO-bedroom end terrace home offers an excellent level of accommodation. With neutral decoration throughout, this bright and spacious home is presented in walk-in condition.

To the front of the property is an easily maintained garden which could be easily altered to create a multi-car driveway. Upon entering through the modern uPVC door, you are welcomed in through to the reception hallway which leads you to all rooms within the property. The beautifully decorated lounge boasts a feature inset fire enclosure and dual aspect windows which flood this room with natural light. The newly fitted kitchen with ample space for dining, has an array of white-gloss wall and base mounted units, paired with grey marble effect worktops, creating a fashionable and efficient workspace. The kitchen further benefits from an integrated gas hob, electric oven, extractor fan, microwave and space for free standing dishwasher and fridge-freezer. With dual aspect windows and glass panel doors, this is a bright and airy space. The practical utility area to the rear of the kitchen, currently houses separate washing machine and dryer and provides access to the rear garden.

On the upper level, the property benefits from two neutrally decorated and well-proportioned double bedrooms with adequate space for storage. The newly fitted shower room, which is sleek in design, boasts quality fixtures and fittings and comprises of a walk-in shower cubicle with rain-fall shower, vanity unit and W.C. Access to the loft area with additional storage facilities is via the top landing. The sizeable rear garden is fully enclosed with patio and lawn, creating a safe and easily maintained environment for children and pets alike.

Ideally situated within walking distance of sought after schooling and Milngavie shopping precinct, this property will appeal to a variety of purchasers, including families with children of all ages. Also, with excellent transport links to Glasgow City and Loch Lomond area, the location is ideal.

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.

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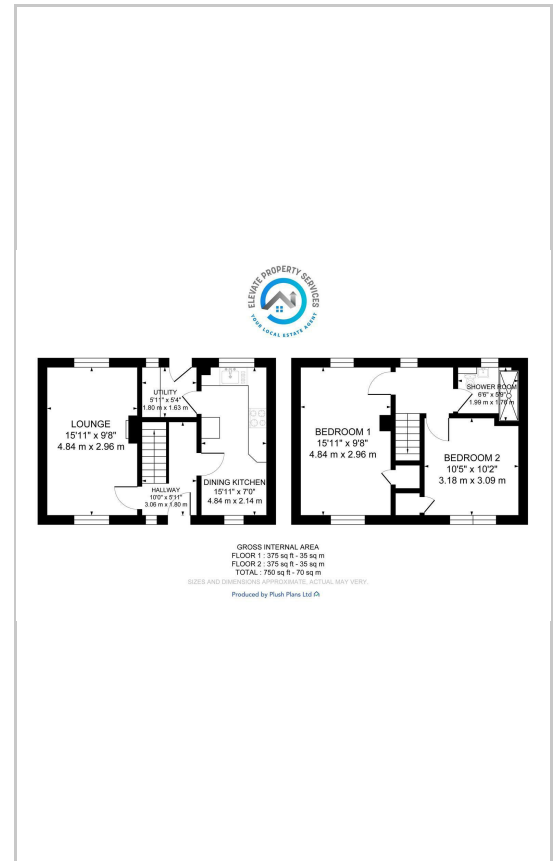
Room Dimensions

- Lounge – 4.84m x 2.96m
- Kitchen/Dining – 4.84m x 2.14m
- Utility - 1.80m x 1.63m
- Bedroom One – 4.84m x 2.96m
- Bedroom Two – 3.18m x 3.09m
- Shower Room – 1.99m x 1.76m

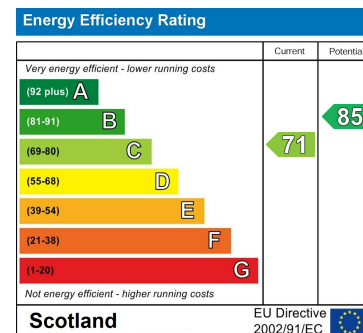
Area Map



Floor Plans



Energy Efficiency Graph



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