



## 52 Northland Drive, Glasgow, G14 9BD

Offers over £144,995



Elevate Property Services are delighted to present this splendid TWO bedroom first floor flat to market. Situated within the highly sought after LIST ONE catchment area for the prestigious Jordanhill school, this property is sure to appeal to a variety of purchasers.



## Property Information

Welcome to No. 52 Northland Drive, Flat 1/1, situated within the popular Scotstounhill area. This property has been neutrally decorated throughout, creating the perfect blank canvas for modernisation.

Entrance is from the front of the building via a secured door entry system providing access to authorised visitors. Ample parking is available to the side and rear of the building. Convenient communal gardens are available to the rear which are mainly lawn.

This property is located on the first floor of the building with a solid wood door leading into the bright reception hallway which offers excellent storage and provides access to all rooms. The bright and airy lounge boasts impressive dimensions and leads to a south-facing balcony, this is a splendid space for relaxation and enjoying nice weather. The kitchen has an array of units and plentiful workspace, ideal for meal preparation. Ample space is also available for a free-standing cooker, washing machine and fridge-freezer.

The TWO bedrooms within this apartment are generous in size and both benefit from good storage facilities. Completing this property is a fully tiled shower room, comprising of a walk-in shower cubicle with electric shower, wash hand basin and W.C. The property also boasts a large storage cellar located just to the side of the front door. An electric heating system and double glazing are available throughout.

Ideally situated within a short distance of Victoria Park and within List One catchment area for Jordanhill School which has been ranked number one in Scotland's league tables over the last number of years, this property is sure to be particularly popular with families. A host of other local amenities and attractions are within walking distance, such as local coffee shops, restaurants, shopping and the popular Scotstoun Sports Campus. The Queen Elizabeth University Hospital is a short drive away, making this a good location for staff based at the hospital. Excellent transport links are also readily available for travel further afield.

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 - 4.84m x 3.71m

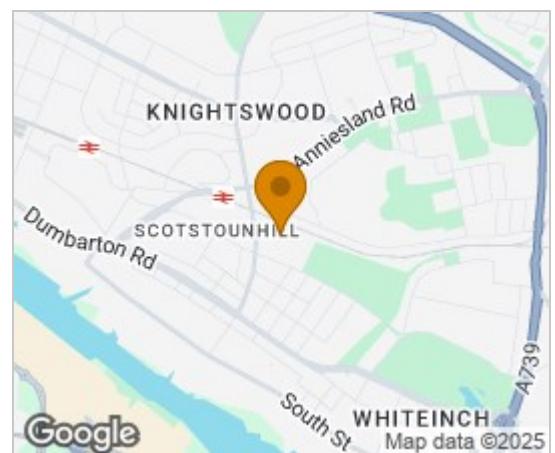
Kitchen - 3.84m x 2.11m

Bedroom One - 3.89m x 3.73m

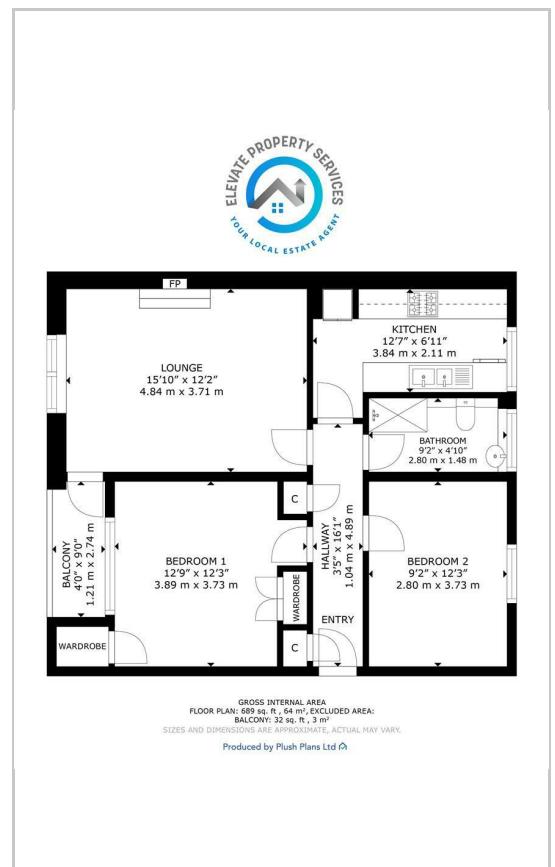
Bedroom Two - 3.73m x 2.80m

Bathroom - 2.80m x 1.48m

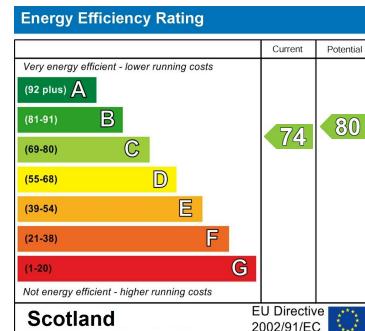
## Area Map



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