



## 7 Cloan Avenue, Glasgow, G15 6DA

Offers over £72,500



Elevate Property Services are delighted to present this splendid TWO bedroom first floor flat to market. Located within the popular Drumchapel area, this spacious property is sure to appeal to a variety of purchasers.



## Property Information

Welcome to Flat 1/1, 7 Cloan Avenue, this splendid TWO bedroom home is located within the popular Drumchapel area and situated within walking distance to a host of local amenities and public transport links.

Externally this property benefits from ample on street parking and communal gardens to the rear which include a drying green. A secure door entry system provides access into the well-maintained building with this property located on the first floor.

Entrance into the property is via a solid wood door into the welcoming reception hallway which provides access to all rooms and boasts good storage cupboards. The neutrally decorated lounge is generous in size and benefits from a feature fireplace and large window filling this space with an abundance of natural light. The fitted kitchen has the advantage of a balcony overlooking the rear communal area and an array of wood effect wall and base mounted units paired with laminate worktops. Integrated appliances include a gas hob, oven and extractor fan with adequate space available for a free standing fridge freezer and washing machine. Two generously proportioned bedrooms are also available, one of which boasts fitted storage. A modern shower room completes this property which comprises of a walk-in shower cubicle with rainfall shower, vanity unit and W.C. The apartment also benefits from gas central heating and double glazing throughout, providing all rooms with a lovely warmth all year round.

Perfectly situated within walking distance of highly sought after primary and secondary schooling, this property will particularly appeal to families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield 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 floorplans 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 - 4.74m x 3.81m

Kitchen - 3.28m x 2.24m

Bedroom One - 4.59m x 3.40m

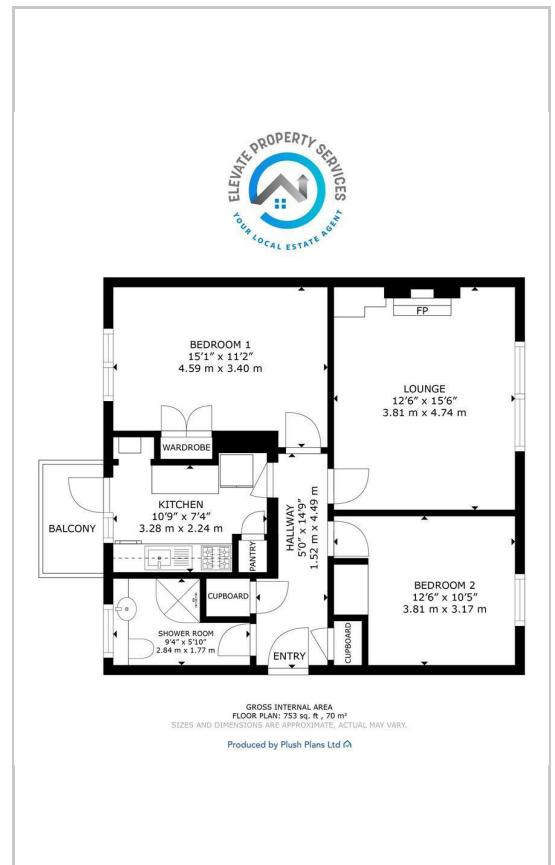
Bedroom Two - 3.81m x 3.17m

Shower Room - 2.84m x 1.77m

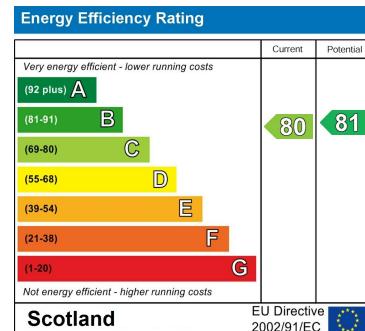
## Area Map



## 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.