



## 271 Danes Drive, Glasgow, G14 9AH

Offers over £124,995



\*\*CLOSING DATE FOR FINAL OFFERS - TUESDAY 13/5 AT 12.00PM\*\* Elevate Property Services are delighted to present this splendid TWO bedroom lower cottage flat to market. This property is located within the highly sought after Scotstoun area and is within walking distance to a host of amenities and transport links.



## Property Information

Welcome to 271 Danes Drive, this spacious TWO bedroom lower cottage flat is presented to market with excellent garden grounds to the front and rear which is sure to appeal to a variety of purchasers.

Ample on street parking is available to the front of the property with entrance into the property via the side of the building. A bright and airy reception hallway leads to all rooms within this spacious property and benefits from solid wood flooring. The neutrally decorated lounge is generous in size and boasts large windows which flood this room with an abundance of natural light. The fitted kitchen hosts an array of wall and floor units and laminate worktops, creating a clean and efficient workspace. Kitchen appliances include an integrated electric hob, oven and an extractor fan with ample space available for a free-standing washing machine and fridge freezer. Two well-proportioned bedrooms are available, one of which benefits from fitted storage facilities. Completing this property, is a fully tiled, modern bathroom comprising of a bathtub with shower over, wash hand basin and W.C.

Ideally situated within a short distance of Scotstoun Sports Campus and sought after schooling, the property may particularly appeal to families with children of various ages. Convenient shopping facilities are also nearby, as are good transport links to Glasgow City, Loch Lomond and further afield, making the central location ideal for a host of purchasers.

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 - 4.51m x 4.33m

Kitchen - 3.37m x 1.76m

Bedroom One - 4.13m x 3.34m

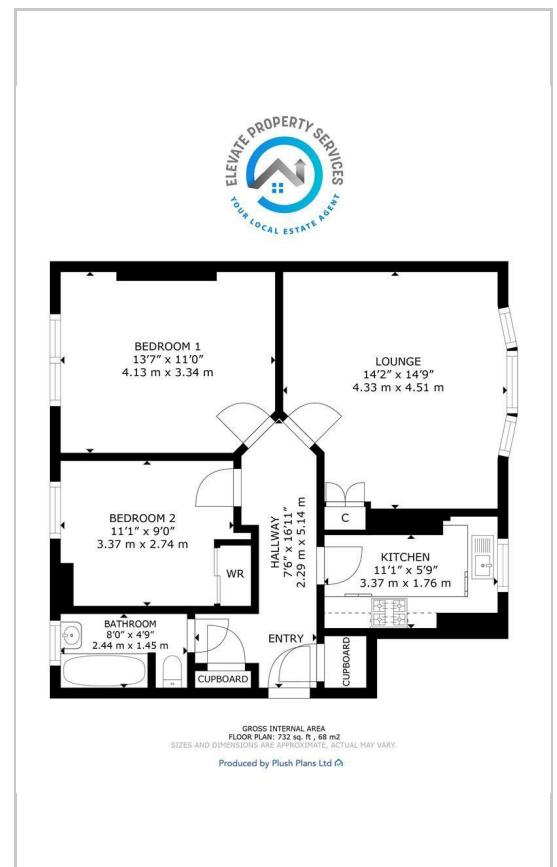
Bedroom Two - 3.37m x 2.74m

Bathroom - 2.44m x 1.45m

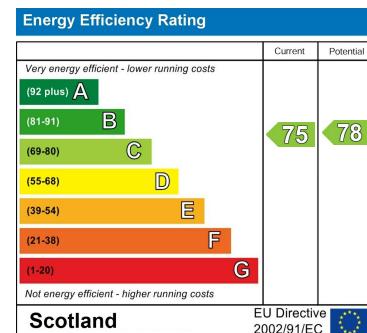
## Area Map



## 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.