



22 Heathcot Avenue, Glasgow, G15 8NU

Offers over £82,500



Elevate Property Services are delighted to present this seldom available THREE bedroom ground 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 0/1, 22 Heathcot Avenue, this spacious THREE 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 on street parking, a private garden to the front and communal garden 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 ground floor.

On entrance, the welcoming reception hallway provides access to all rooms. The neutrally decorated lounge is generous in size and benefits from a large window filling this space with an abundance of natural light. The fitted kitchen boasts an array of white wall and base mounted units paired with laminate worktops. Adequate space is available for the required free-standing appliances. Three generously proportioned bedrooms are also available, all of which, can accommodate a double bed. A shower room completes this property which comprises of a walk-in shower cubicle with electric 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 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 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 - 4.64m x 3.76m

Kitchen - 3.08m x 2.62m

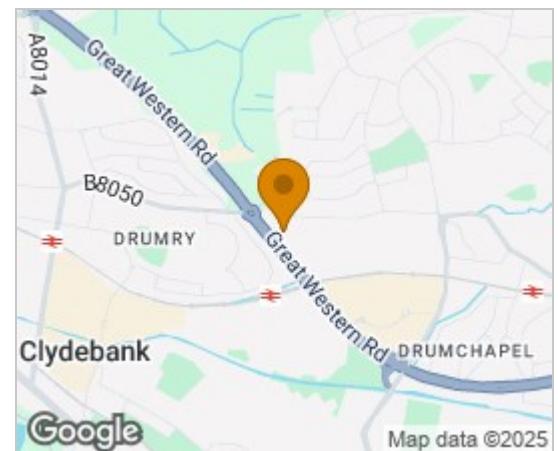
Bedroom One - 4.95m x 2.49m

Bedroom Two - 4.53m x 2.74m

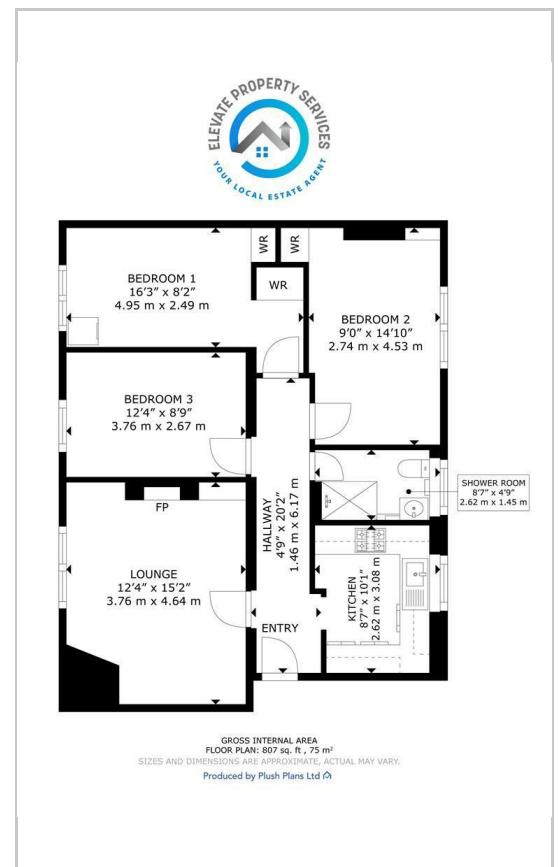
Bedroom Three - 3.76m x 2.67m

Shower Room - 2.62m x 1.45m

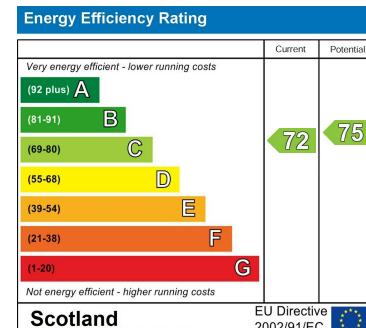
Area Map



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