

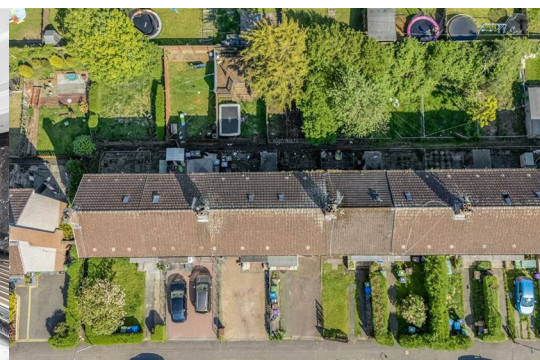
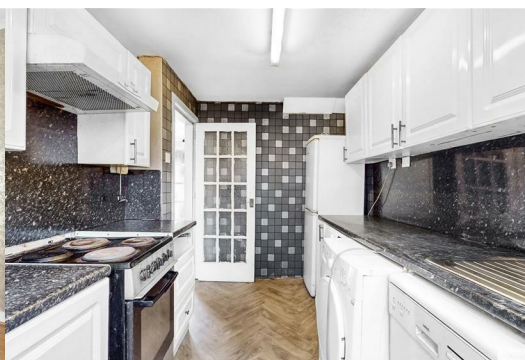
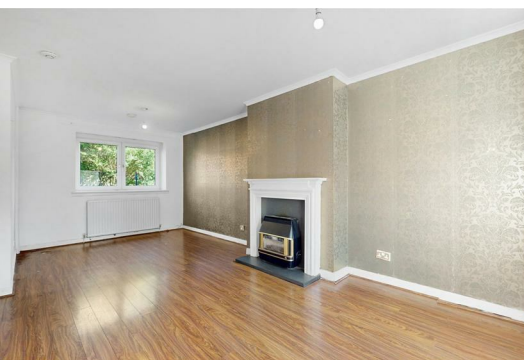


26 Ledmore Drive, Glasgow, G15 7DS

Offers over £114,995



****CLOSING DATE FOR FINAL OFFERS - WEDNESDAY 14/5 AT 12.00PM**** Elevate Property Services are delighted to present this rarely available FOUR bedroom townhouse to market. Located within the Drumchapel area, this property offers excellent potential to be a fantastic family home following some modernisation.



Property Information

Welcome to No. 26 Ledmore Drive, this sought after FOUR bedroom townhouse property offers an ideal opportunity for renovation to the purchaser’s specification. The property is situated within a popular Drumchapel area and is within walking distance from a host of amenities and public transport links.

****This property attracts a Local Housing Allowance of up to £414.25 per week for those eligible****

To the front of the property, a Monoblock driveway is available which leads to a convenient entrance porch, perfect for outdoor garments. The welcoming hallway provides access firstly to the lounge which is impressive in size and boasts space for dining. With large windows at opposing ends, an abundance of natural light fills this room. The fitted kitchen currently hosts wall and base mounted units and space for free-standing appliances. Access to the rear garden is via a modern uPVC door in the kitchen. Completing this floor, is a convenient W.C tucked under the stairway.

On the first floor, are two well-proportioned double bedrooms and family shower room, comprising of a shower cubicle with electric shower, wash hand basic and W.C. A further two double bedrooms are available on the second floor, both of which benefit from fitted wardrobe space.

The garden to the rear of the property, is fully enclosed creating a safe and secure environment for children and pets alike, which is easily maintained.

Ideally situated within walking distance of early learning and primary education establishments and with excellent transport links to Secondary schools, this property is sure to appeal to families with children of all ages. Also, within walking distance to Drumchapel train station and main bus services, providing direct transport links to Glasgow City and Loch Lomond area.

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.

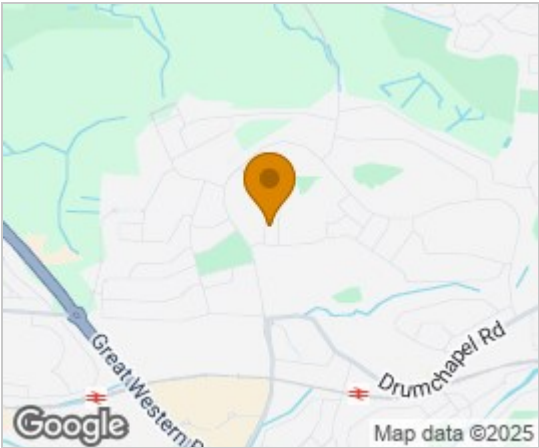
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

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/Dining - 6.35m x 3.33m
- Kitchen - 3.34m x 2.34m
- Bedroom One - 4.83m x 3.29m
- Bedroom Two - 4.49m x 3.15m
- Bedroom Three - 3.38m x 3.33m
- Bedroom Four - 3.33m x 3.17m
- Shower Room - 2.01m x 1.76m
- WC. - 1.15m x 0.95m

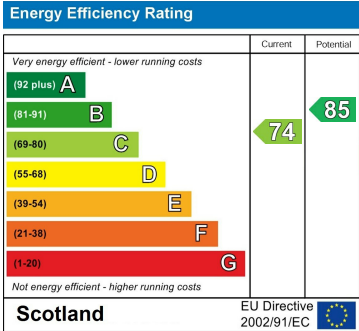
Area Map



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.