



## 14 Belsyde Avenue, Glasgow, G15 6AP

Offers over £67,500



\*\*CLOSING DATE FOR FINAL OFFERS - TUESDAY 20/5 AT 12.00PM\*\* Elevate Property Services are delighted to present this TWO bedroom ground floor flat to market. Located within the popular Drumchapel area, this property offers fantastic potential for modernisation.



## Property Information

Welcome to Flat 0/2, 14 Belsyde Avenue, this spacious TWO bedroom home is located within the popular Drumchapel area and situated within a short distance of a host of local amenities and public transport links.

Externally this property benefits from on street parking, a private garden to the front and an excellent communal garden to the rear which includes 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 benefits from good storage options and provides access to all rooms. The lounge is generous in size and benefits from a large bay window filling this space with an abundance of natural light. The fitted kitchen boasts an array of wall and base mounted units paired with laminate worktops. Adequate space is available for the required free-standing appliances. Two generously proportioned bedrooms are also available, both of which benefit from fitted storage. A shower room completes this property which comprises of a walk-in shower cubicle with electric shower, wash hand basin 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 popular 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 - 4.70m x 3.69m

Kitchen - 3.13m x 2.91m

Bedroom One - 4.45m x 3.40m

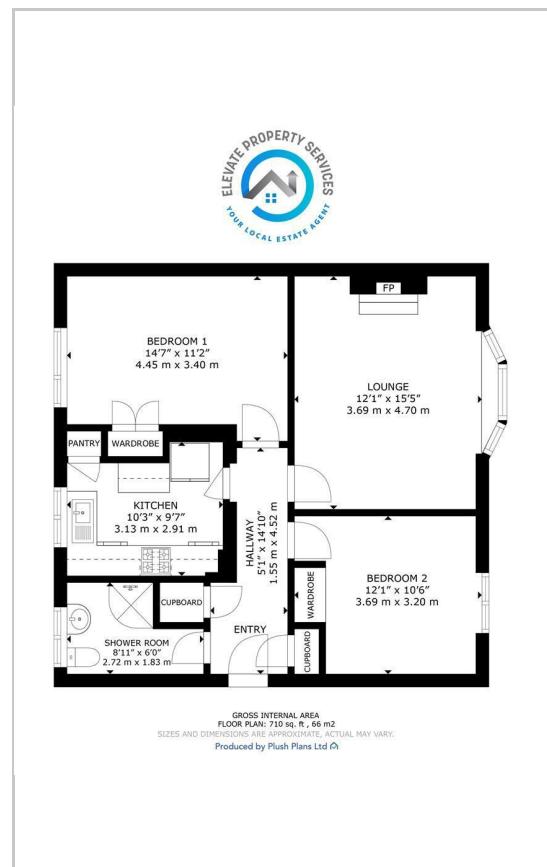
Bedroom Two - 3.69m x 3.20m

Shower Room - 2.72m x 1.83m

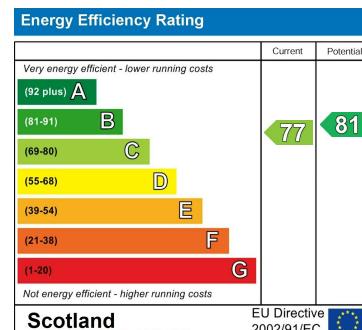
## Area Map



## 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.