



## 21 Scavaig Crescent, Glasgow, G15 8AJ

Offers over £114,995



Elevate Property Services are delighted to present this splendid TWO bedroom upper cottage flat to market. Situated within the popular Drumchapel area and close to a host of amenities and transport links, the location is ideal.



## Property Information

Welcome to the well-presented 21 Scavaig Crescent, early viewings are recommended as this fantastic property is not expected to be available for long!

To the front, the property benefits from a driveway. On entrance, a carpeted staircase provides access to the accommodation on the upper floor. The neutrally decorated lounge boasts dual aspect windows filling this space with an abundance of natural sunlight. The lounge further benefits from space for dining and a large storage cupboard. The fitted kitchen has an array of white wall and base mounted units and complimenting worktops, creating a clean and efficient workspace. The kitchen further benefits from an integrated gas hob, oven and extractor fan. Adequate space is available for a free-standing washing machine and fridge-freezer. Both bedrooms within this property are generous in size and can accommodate a double bed. Completing this property is a modern shower room with wet-wall panelling, comprising of a shower cubicle with mixer shower, wash hand basin and W.C. The property further benefits from gas central heating and double glazing throughout. Excellent storage is also available within the attic area.

The garden of this property must be seen to appreciate the size on offer. With areas of lawn, patio and decking, this is the perfect space for enjoying some nice weather or dining al-fresco. This space is also fully enclosed, creating a safe and secure environment for children and pets alike. A large shed is available, perfect for storing garden furniture and equipment.

Ideally situated within a short distance of popular 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 sure to appeal to a variety 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 - 4.83m x 4.65m

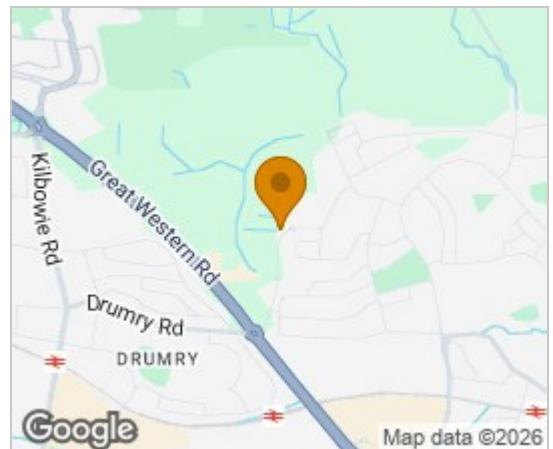
Kitchen - 3.03m x 2.41m

Bedroom One - 3.66m x 2.82m

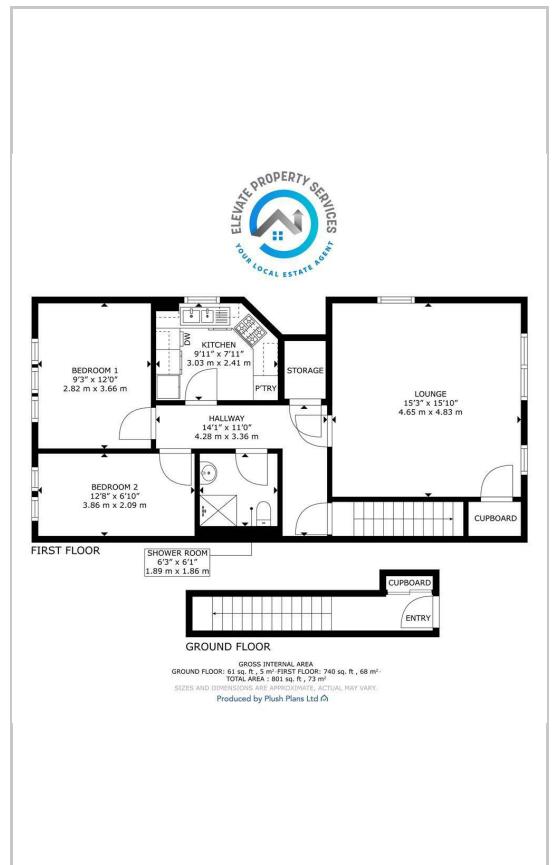
Bedroom Two - 3.86m x 2.09m

Shower Room - 1.89m x 1.86m

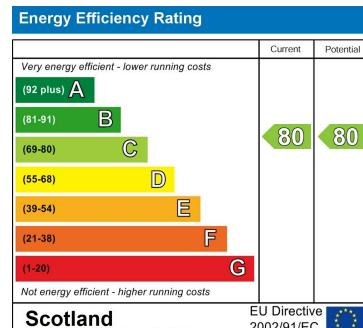
## Area Map



## 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.