269 Kinfauns Drive, Glasgow, G15 7BD

Offers over £79,995

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CLOSING DATE FOR FINAL OFFERS - WEDNESDAY 5/8 @ 12.00PM Elevate Property Services are delighted to present this spacious two bedroom ground floor flat to market. Situated within a popular residential area of Drumchapel, this well-presented home enjoys a convenient location within walking distance of local amenities and excellent public transport links. Offering comfortable accommodation throughout, it is sure to appeal to first-time buyers, investors and downsizers alike. Early viewing is highly recommended for all interested parties.

Further Information

Externally, the property enjoys ample on-street parking together with well-maintained communal gardens to the front and rear, including a shared drying green. A secure door entry system provides access to the well-kept communal close, with the flat conveniently positioned on the ground floor.

Entry is via the front door into a welcoming reception hallway, providing access to all apartments while also benefiting from useful built-in storage. The bright and spacious lounge is enhanced by a large window, allowing natural light to fill the room and creating a warm, inviting atmosphere. Positioned to the rear of the property, the modern fitted kitchen overlooks the communal gardens and features an excellent range of wall and base units, complemented by generous worktop space. Integrated appliances include a gas hob, oven, extractor hood and dishwasher, washing machine and under-counter fridge-freezer, creating a practical and functional kitchen for everyday living.

The property further offers two well-proportioned bedrooms, both enhanced by large windows that create bright and comfortable accommodation. Completing the home is a modern, fully-tiled bathroom comprising of a bath with overhead shower and operational spa jets, wash-hand basin within vanity unit, W.C. and additional storage. Gas central heating and double glazing are installed throughout, contributing to a positive energy efficiency rating and ensuring year-round comfort.

Perfectly situated within walking distance of highly 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.

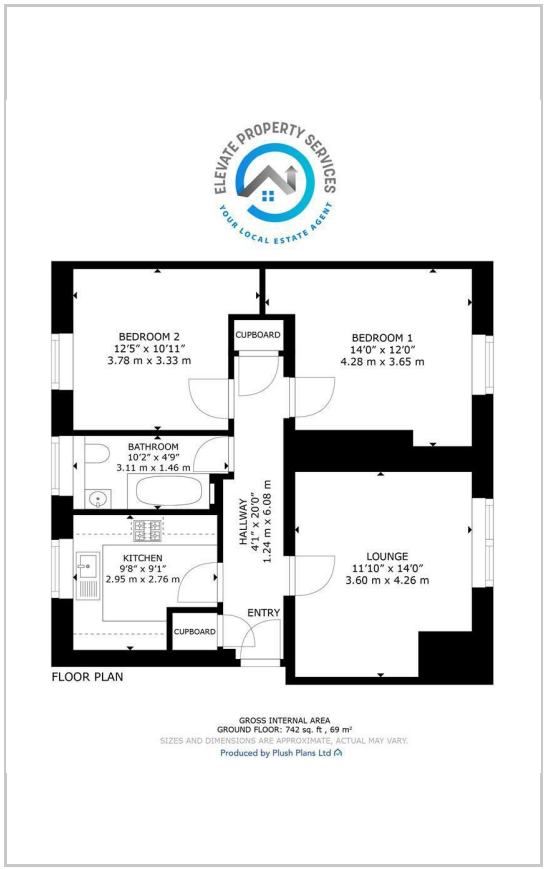
We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

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

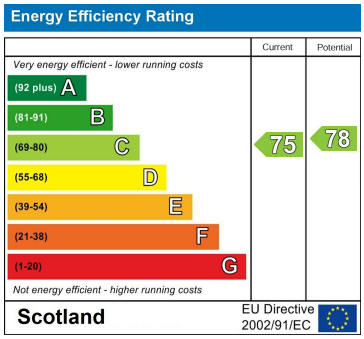
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Area Map

Floor Plans



Energy Efficiency Graph



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