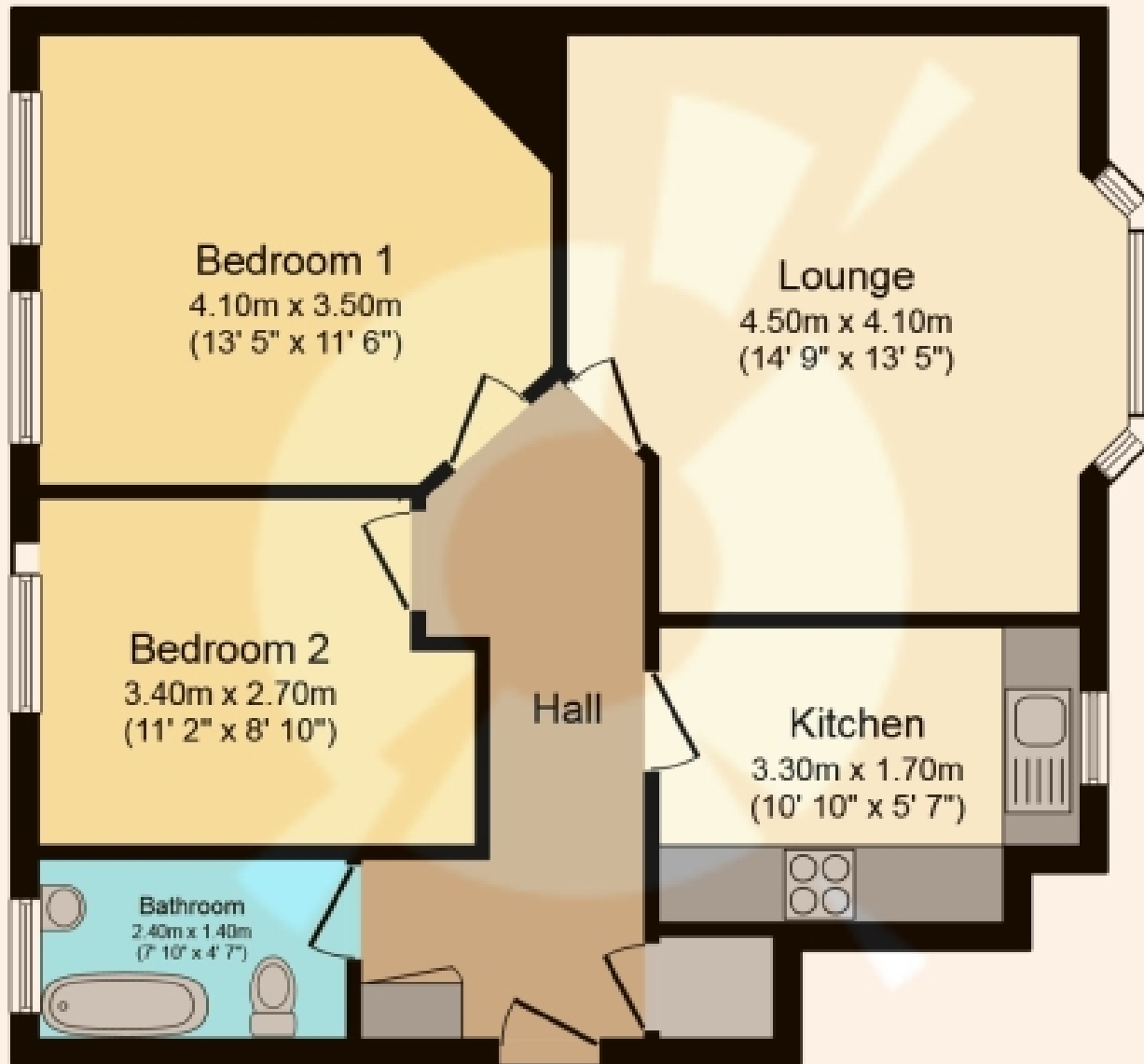




12 Esslemont Avenue, Glasgow

Offers Over £109,995





Floor Plan

Total floor area 61.4 sq.m. (661 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

THE PROPERTY

GROUND FLOOR FLAT BOASTING GENEROUS DIMENSIONS* PRIVATE MONOBLOC GARDEN & DRIVEWAY / WORKSHOP WITH FULL ELECTRICS Direct public transport links to Glasgow City Centre ***FANTASTIC FIRST TIME PURCHASE*** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Welcome to No.12 Esslemont Avenue, a delightful ground floor cottage flat nestled within the sought-after Scotstoun locale. This fantastic property is ideally located, providing easy access to a plethora of amenities and excellent public transport links offering direct routes to Glasgow City Centre making for a fantastic first-time purchase or buy to let opportunity.

Upon arrival, No.12 presents an inviting façade, featuring a private monobloc driveway/garden section at the front, enclosed by a sliding composite fence, ensuring both privacy and security. Step through the private doorway into the warm and welcoming reception hallway, seamlessly connecting to all rooms within the property.

The family lounge offers superb spaciousness and neutral décor that complements the abundance of natural light streaming through the charming bay window formation. An electric fireplace adds a delightful touch, creating a warm and inviting atmosphere.

The fitted kitchen is both stylish and functional, boasting an array of oak-effect wall and base mounted units, complemented by granite-effect worktops. The integrated four-ring gas hob and electric oven are accompanied by the fridge freezer and washing machine which will be included as part of the sale.

The property features two generously proportioned bedrooms, with Bedroom Two offering versatility for use as a home office or dressing area, adapting effortlessly to your lifestyle needs. Completing the home internally is the fully tiled three-piece bathroom comprising of a bathtub with overhead shower, W.C., and a wash hand basin.

Step outside to discover the communal drying green at the rear with No.12 boasting its own large shed, fully equipped with electrics, offering an ideal workshop space for hobbies or additional storage.

Esslemont Avenue is well placed to local amenities to include Victoria Park, Riverside Museum and Scotstoun Stadium. Glasgow University is a 10-minute drive and for detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Local shops are within a short walk from the property and the highly popular Silverburn Shopping Centre and Intu Braehead Shopping Centre are both a less than a 15-minute drive away which both offer a wider variety of shops and restaurants. Scotstounhill Train Station is within walking distance, where there are regular services to Glasgow City Centre and there is also a regular bus service on Dumbarton Road which runs regularly between Clydebank and Glasgow City Centre.

Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any 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

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