



- TWO BEDROOM SECOND FLOOR APARTMENT
- LOUNGE WITH BALCONY
- GAS CENTRAL HEATING
- MODERN OPEN PLAN LOUNGE/DINING KITCHEN

Flat 2/1 , 1 Netherton Gardens, Anniesland, Glasgow, G13 1EE

Offers Over £140,000

EVE Property are proud to present an exceptional two bedroom second floor apartment within the modern and popular Netherton Gate development. Built by McTaggart & Mickel and located within a quiet residential cul-de-sac with beautiful landscaped communal gardens with residents and visitors parking.



## Property Description

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The entrance to the property is via a secure door entry system and boasts a fully carpeted communal close area. The building holds four properties, one on each floor with this apartment occupying the second floor exclusively. The reception hallway has excellent storage, decorated in modern colours and with wood flooring continuing to the lounge and open plan dining kitchen. The lounge features a Juliette balcony allowing natural light to showcase the rooms features. Beautifully fitted modern kitchen fully equipped with integrated fridge and freezer, washing machine, dishwasher and built in electric oven with gas four burner hob and hood. This stunning kitchen further benefits from under counter lighting, tiled splash back and a range of fitted gloss units allowing for plentiful storage solutions throughout. The property offers two double bedrooms, master bedroom with built in fitted wardrobes. The stylish bathroom completes the accommodation with white three piece suite and mixer shower over bath. The property is further enhanced with full thermostatically controlled gas central heating with individual radiator thermostats, double glazing, secure door entry system, resident and visitors private parking and well maintained communal gardens.



Netherton Gardens is a quiet residential development centrally located a short distance from Great Western Road and close to Anniesland Cross. Anniesland rail station is within a short walk offering rail links to Glasgow City Centre and Edinburgh. A variety of



supermarkets are within a short walk from this property including Morrisons, M&S Food and Aldi. Anniesland is conveniently located close to Clyde Tunnel offering accessing commute via M8 motorway network to Glasgow City Centre, Edinburgh, Glasgow Airport and beyond.

**LOUNGE AND DINING KITCHEN**

18' 9" x 17' 8" (5.72m x 5.41m)

**MASTER BEDROOM**

9' 8" x 9' 8" (2.95m x 2.95m)

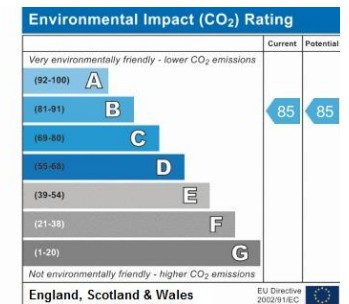
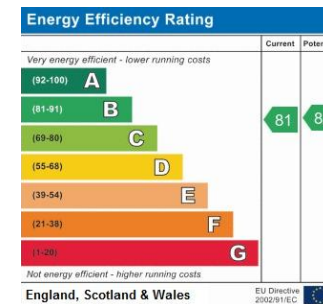
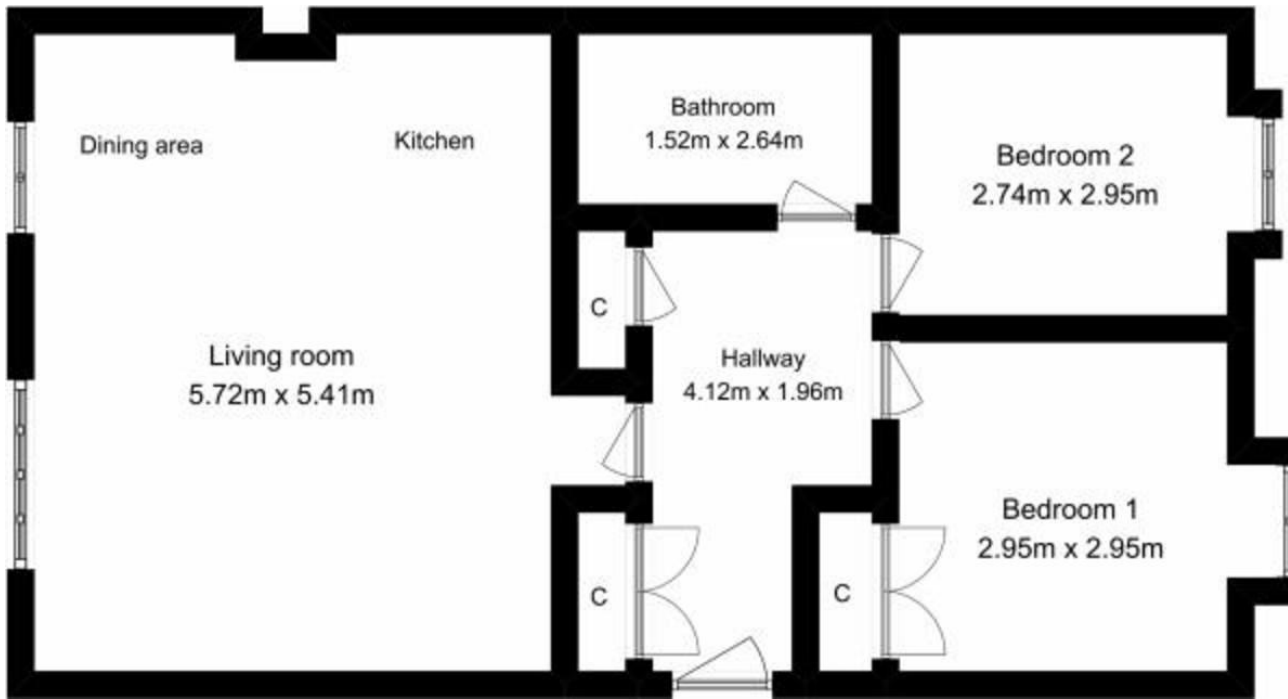
**BEDROOM 2**

9' 8" x 8' 11" (2.95m x 2.74m)

**BATHROOM**

8' 7" x 4' 11" (2.64m x 1.52m)





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.