



ONE BEDROOM TOP FLOOR  
FLAT

ELECTRIC HEATING

DOUBLE GLAZING

PRIVATE PARKING

Flat 46, 2 Linden Way, Anniesland, Glasgow, G13 1DE

Offers Over £90,000

EVE Property are delighted to present to the open sales market a beautiful top floor modern one bedroom apartment in an exclusive development in the greatly sought-after Anniesland. Nestled in a peaceful enclave with little passing traffic and just a few minutes from all local amenities and transport links, this flat will appeal to a wide variety of purchasers looking to locate to the area and, as such, early viewing is strongly encouraged!

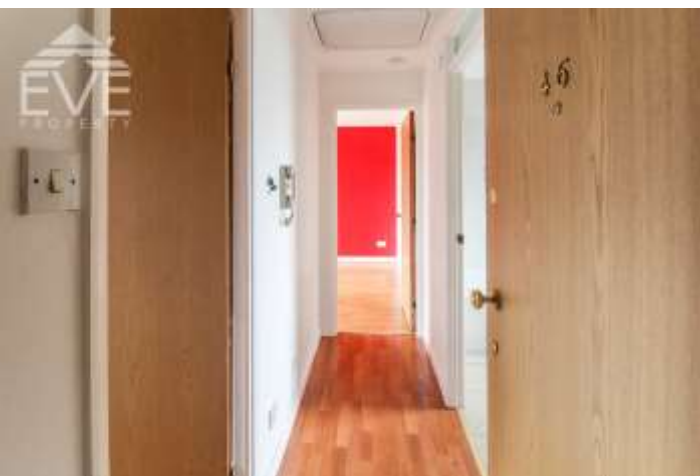


## Property Description

Set back from the road within an aesthetically pleasing dual aspect outlook to the manicured communal gardens and views across the district, properties of this calibre are rare to market, with generous proportions throughout providing the new owner with an opportunity to fashion to their own taste.

Entry is via secure door entry adjacent to the parking bays, giving ingress to the fully factored communal close. Upon entry the care and attention the current owners have taken curating their home is immediately noticeable with crisp décor hues and light oak laminate flooring complementing the internal doors. Light and bright is the recurring theme with natural daylight streaming through all picture windows further accentuating the vibrant colour palette tones. The hallway has munificent in-built storage solutions and leads into the south facing lounge which affords uninterrupted views of Anniesland and Jordanhill - a lovely space to relax after a long day!

The spacious living room has ample space to create a dining area - with the kitchen just off. Cleverly designed with modern lifestyles in mind, the owners have fashioned the room to maximise the entire dimensions with a linear span of wall and floor cabinetry in grey matt topped with light oak style work surfaces. The white metro tile splashback adds to the clean lines whilst the stainless steel sink at the window provides a serene place to ensure the washing up is a pleasurable experience! A slot in cooker, washing machine and larder fridge freezer are all accommodated without compromising the scale or design on offer.



The double bedroom has a wonderful panorama of the



enclosed private gardens - a gorgeous spot to enjoy the sunshine surrounded by lawns and low-level shrubbery - perfect for the summer months. The bedroom has built-in mirrored wardrobes and a lovely feature wall in russet tones and has plentiful space for modern furnishings.

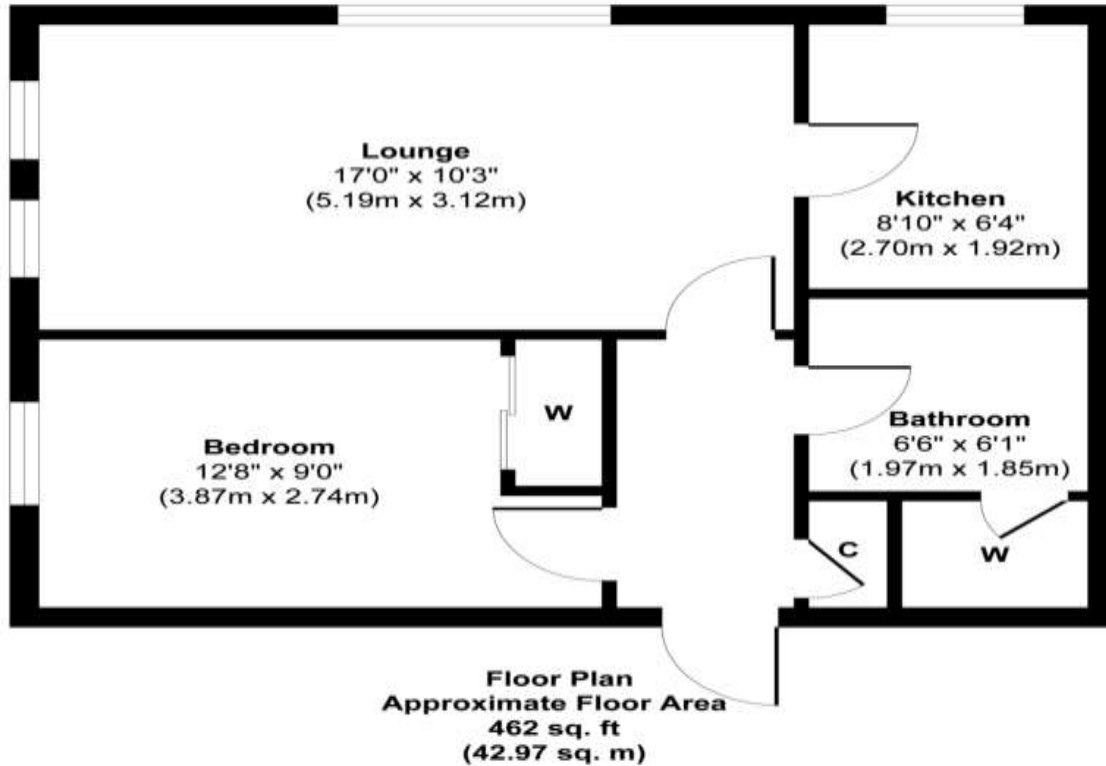
The bathroom has been fully tiled in light mink porcelain complemented with tiled flooring, and is replete with contemporary white three piece suite with electric shower over bath.



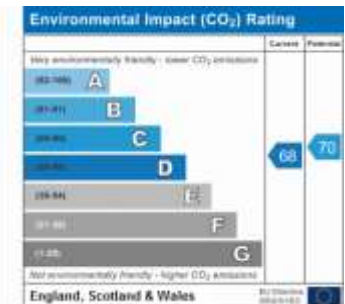
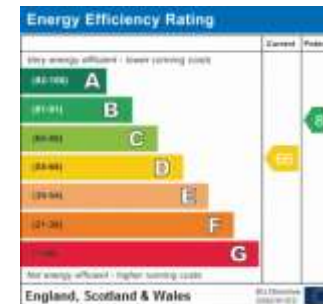
Linden Way is a quiet residential development centrally located a short distance from Great Western Road and a few minutes' walk from Anniesland Cross. Anniesland rail station is within a short walk offering rail links to Glasgow City Centre and Edinburgh. A variety of supermarkets are within a short 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.



**Flat 46, 2 Linden Way, Glasgow, G13 1DE**



**Approx. Gross Internal Floor Area 462 sq. ft / 42.97 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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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 are 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