



TWO BEDROOM GROUND
FLOOR FLAT

FRESHLY DECORATED
THROUGHOUT

PRIVATE GARDEN

DOUBLE BEDROOMS

Afton View, Kirkintilloch, Glasgow, G66 2NA

Offers Over £97,500

EVE Property are delighted to present to the open sales market an immaculate two bedroom lower cottage flat in the seldom available Afton View, Kirkintilloch. Nestled in a peaceful enclave amongst similar style residential properties and perfectly positioned to enjoy a wealth of amenities, this beautiful apartment will be of significant appeal to those looking to settle in the area and, as such, we envisage a significant amount of interest - call our friendly sales team today to schedule your viewing and avoid missing out!



Property Description

Number 14 really does enjoy the best of both worlds, with a tranquil backdrop of open spaces and Merkland nature reserve in close proximity, with the added advantage of local community shops, bars, dining options, schools and plentiful transport connections for modern lifestyle convenience.

Sharing a communal close with just three neighbouring properties, the building fabric is in excellent order offering peace of mind to prospective buyers. Ingress is via secure door entry with access to the cottage through a solid white upvc door. Upon entering, the tone is set, with light decor finishes and en trend deep pile mid-grey carpeting throughout, save for the living room and kitchen, leading from the hallway to all apartments off - the care and attention the current owners have taken when updating and upgrading is self evident. Munificently proportioned and dimensioned all round, there is the added bonus of two large walk-in hall cupboards providing excellent storage - a rarity in similar modern builds and perfect for hiding clutter!

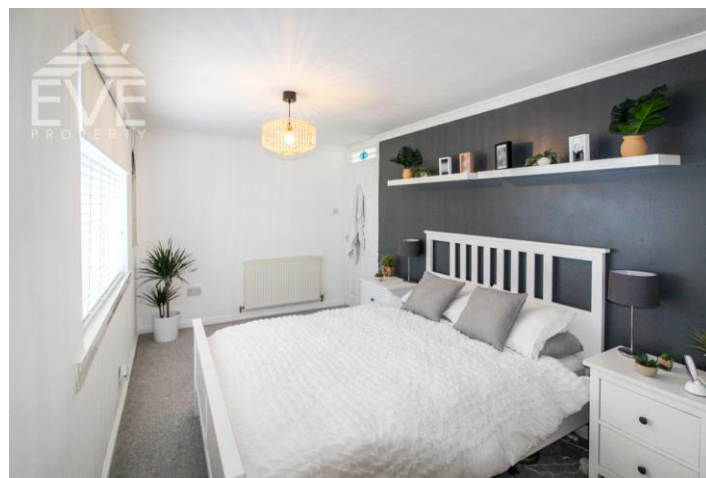
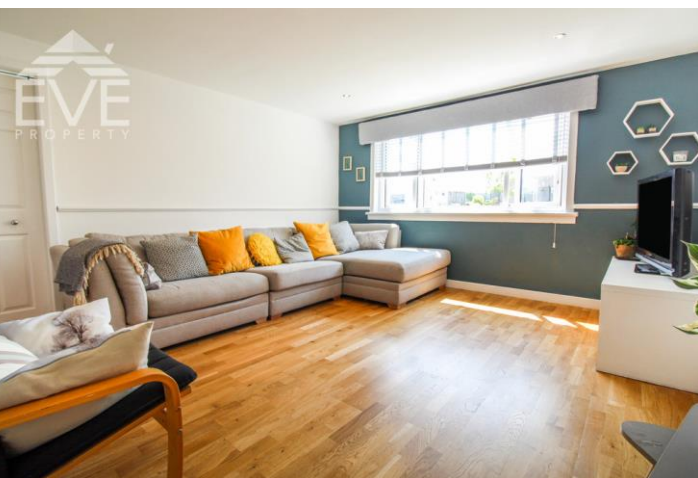
The living room further underlines the light and bright theme with a large triplicate picture window bathing the space with natural light enjoying open aspects of the private garden. Polished oak laminate flooring, crisp white matte walls with contrasting accent wall finished in antique green and ceiling spotlighting makes this space an uber chic place to relax and entertain in equal measure.

Off the living room, the dining kitchen is a treat to behold and comes fully furnished with a range of wall and floor mounted cabinetry finished in cherry wood and topped with anthracite swirl laminate work surfaces, creating a linear look and feel. Vinyl flooring and mosaic





effect ceramic tile splashback match the worktop colouring and complement the aesthetic, whilst an integrated larder fridge freezer, under cabinet lighting, stainless steel four burner gas hob with matching double oven, extract canopy and one and half bowl sink with mixer ensures a fully equipped, contemporary space for the chef of the house to excel! Polished chrome sockets and feature lighting are further thoughtful enhancements, with a lovely spot under the second window providing the perfect area to house the dining table.



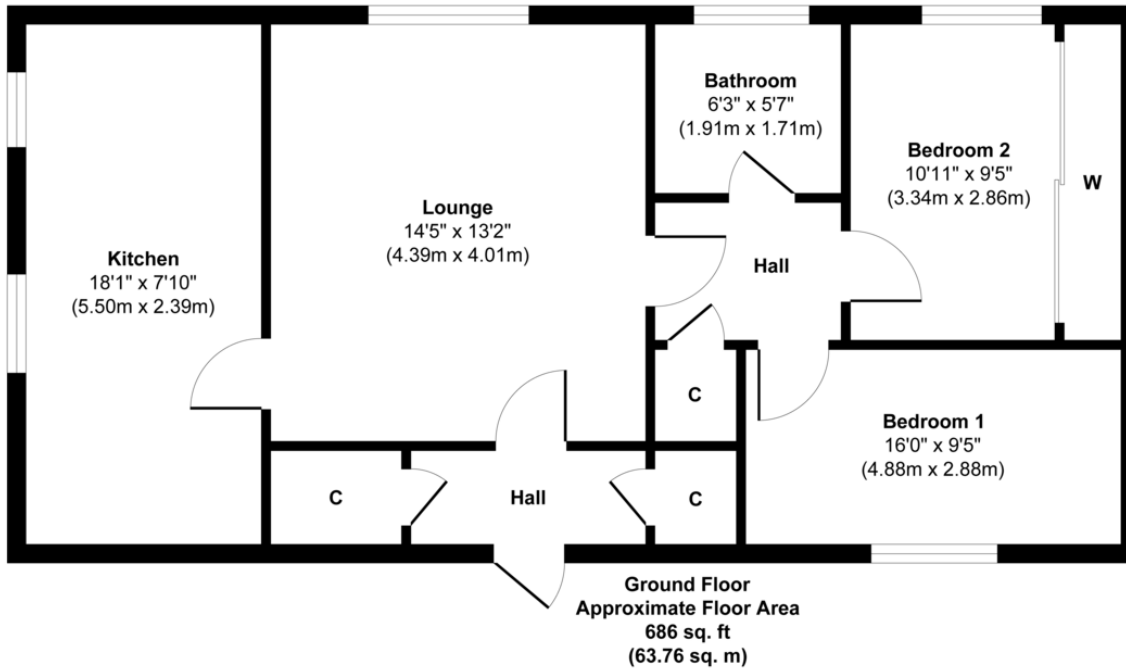
The two double bedrooms have been curated with the same attention to detail, with the master replicating crisp white walls and feature wall in dark grey creating a lovely sanctuary to retreat at the end of a long day. There is generous spacing to accommodate required furnishings without compromising the proportions and the picture window showcases views to the gardens. The second bedroom comes with an in-built sliding wardrobe and is in excellent decorative order.

Completing the internal specification, the bathroom is furnished with a modern three piece sanitary suite with dual flush w.c, vanity sink with storage and bath with electric power shower and screen over. Gloss white porcelain tiles fully adorn the walls and off grey and white vinyl flooring add to the ease of maintenance when doing the dreaded cleaning!



Private, hedge bound low maintenance gardens to the front which are laid to lawn, provide a secure area to enjoy the good weather, with a shared rear garden with drying green positioned adjacent to the close door. With ample provision for on road parking, the building itself is spotless and exudes instant kerb appeal.

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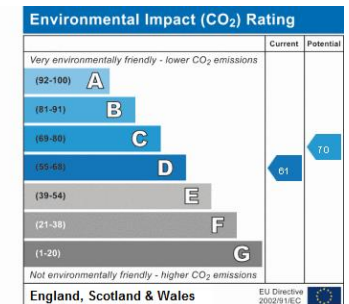
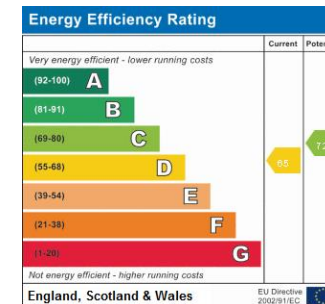


Approx. Gross Internal Floor Area 686 sq. ft / 63.76 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Properties of this calibre are a rare commodity and are testament to the care and attention the vendor's have taken when creating such a beautiful home - we anticipate there will be plentiful interest - call today to book your viewing appointment!

Afton View, Kirkintilloch is conveniently placed a short distance from Glasgow city centre and Edinburgh with the M80 providing access to the M8 and M9 motorway network. Lenzie rail station is a short drive and a regular bus route runs to Glasgow city centre and surrounding areas.



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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