



STYLISH TWO BEDROOM
GROUND FLOOR MODERN
APARTMENT

PRIVATE CAR PARKING BAY

MASTER BEDROOM WITH
NEWLY FITTED ENSUITE
SHOWER ROOM

Netherton Avenue, Anniesland, Glasgow, G13 1BQ

Offers Over £149,995

EVE Property are pleased to present to the open sales market a modern ground floor two bedroom apartment in the ever popular Netherton Avenue, Anniesland. Positioned within a peaceful pocket amongst similar style properties, this particular abode will be of significant appeal to a broad range of buyers looking to settle in the area and, as such, we anticipate abundant interest - call our friendly sales team today to secure your personal viewing!



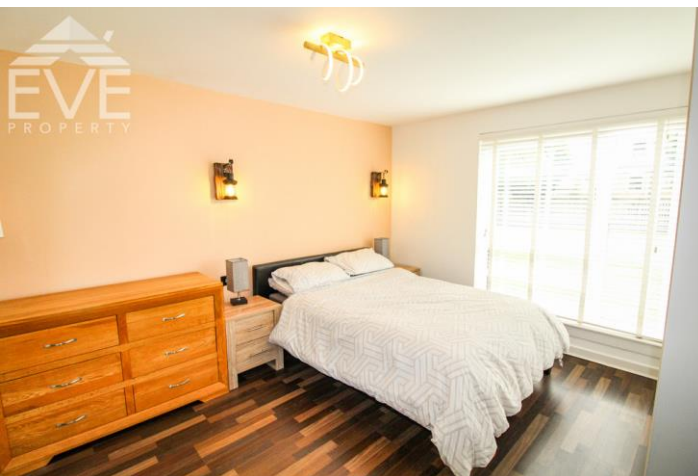
Property Description

Nestled within close proximity to a wealth of amenities, transport, shopping and dining options, the current owner has meticulously upgraded the flat to create an uber chic haven in walk in condition. Bordering the delights of the West End, flat 9, 0/1 is also equipped with a private parking space and shares it's location with perfectly manicured communal green spaces.

Secure door entry provides ingress to the immaculate close reception and to the newly fitted composite front door. The hallway sets the tone, with quality dark walnut laminate flooring and light décor hues as standard, flowing seamlessly throughout. A large walk-in storage cupboard provides essential space to deposit day to day clutter - a rarity in similar modern buildings!

To the front, a spacious open plan kitchen/ living room is a fabulous focal point and is set perfectly for relaxing and entertaining in equal measure. Large double picture windows illuminate the living area with sunlight and this, combined with crisp matte white walls enhances the already generous dimensions on display. There is space for modern furnishings to include a dining suite, and the vendor has upgraded the lighting to l.e.d ceiling spots in addition to concealed servicing for a wall mounted t.v.

The bespoke kitchen has recently been designed and installed with practical convenience at the forefront, with gloss white wall and floor mounted cabinetry topped with grey faux granite laminate work surfaces with matching splash surround providing a contemporary, linear look and finish. A gloss black glass hob, stainless steel oven and extract canopy and one and half composite sink and drainer in off white ensures the cook of the house has all they need to cater for visitors.





An industrial pull out water faucet is a further thoughtful inclusion along with a trio of soft lighting choices adorning the cabinets, whilst there is additional space for free-standing washing machine and larder fridge freezer.

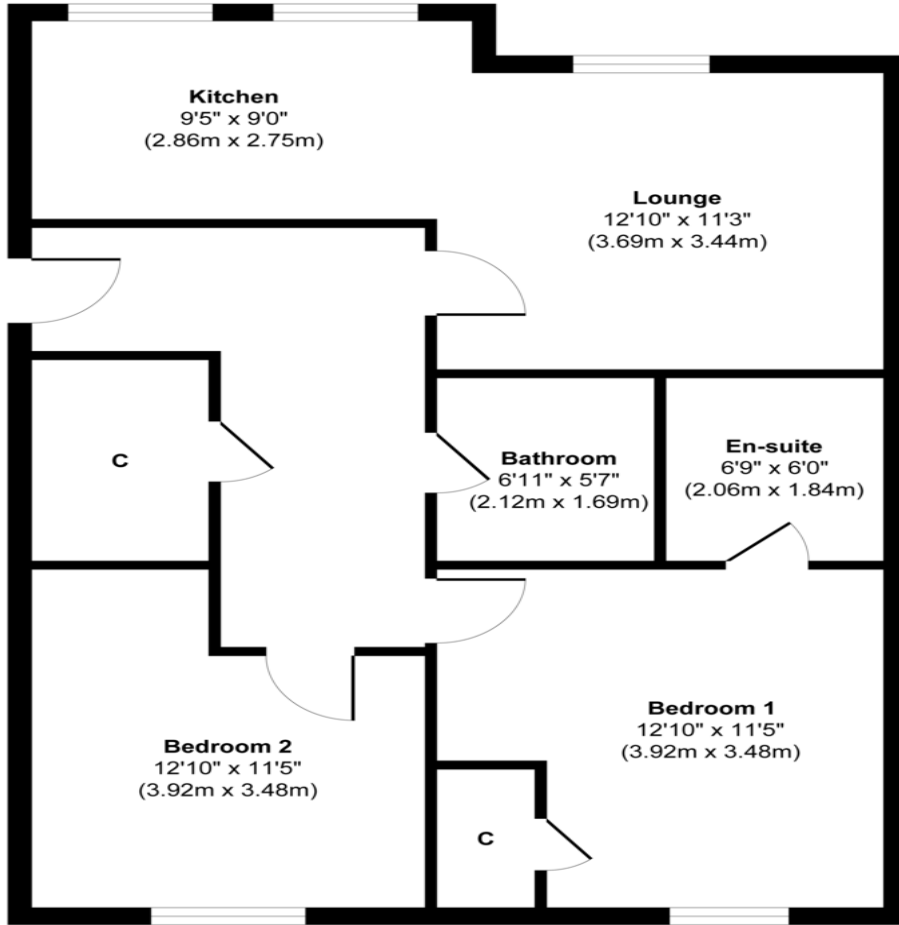
To the rear, two double bedrooms provide sanctuary after a busy day and have been decorated in soothing matte tones, both with laminate flooring for ease of maintenance. The master is bestowed with in-built mirrored robes and a beautiful en-suite shower room which has been comprehensively refurbished - all surfaces have been tiled in en trend ceramic slate grey, with pedestal sink, concealed cistern w.c and low rise shower cabinet in matching gloss white further accentuating the boutique finish. The digital power shower in gloss black completes the specification.

Currently used as a home office, the second bedroom affords open aspects of the greens beyond and, such is the flexibility, could be purposed for other uses if desired.

A lovely bathroom complements all of the aforementioned and, in keeping with the high specification and finish comes furnished with a modern white suite comprising bath with rainfall shower over, combination vanity w.c and sink with storage under, heated chrome towel rail and grey/ white tile surround.

The property is further enhanced with gas central heating (new boiler recently installed and Hive heating smart controlled thermostat).

0/1, 9 Netherton Avenue, Glasgow, G13 1BQ



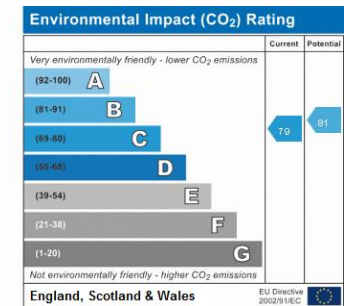
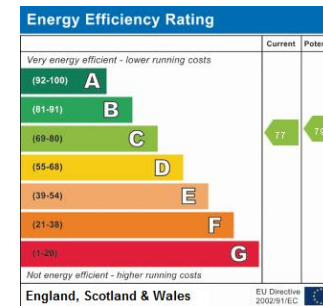
Floor Plan

Approx. Gross Internal Floor Area 775 sq. ft / 72.03 sq. m

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

Netherton Avenue 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.

Properties of this calibre are a rarity and will further heighten interest amongst buyers - call our friendly sales team today to index your interest!



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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