



TWO BEDROOM GROUND
FLOOR FLAT

PRIVATE FRONT GARDEN

HALL STORAGE AND
ADDITIONAL STORAGE WITHIN
BUILDING

Rampart Avenue, Glasgow, G13 3HR

EVE Property are delighted to present to the open sales market this beautifully appointed two-bedroom ground floor flat, ideally situated on the highly sought-after Rampart Avenue, Knightswood, Glasgow. Occupying a prime position within a peaceful residential enclave, this attractive home offers generously proportioned accommodation throughout, thoughtfully designed to suit a wide range of buyers — from first-time purchasers to those looking to downsize or invest.

Offers Over £95,995



Property Description

The property is accessed via a welcoming reception hallway, tastefully decorated in neutral tones and benefiting from a generous storage cupboard. Laminate flooring extends seamlessly from the hallway through to the lounge and both bedrooms, enhancing the sense of flow and space throughout.

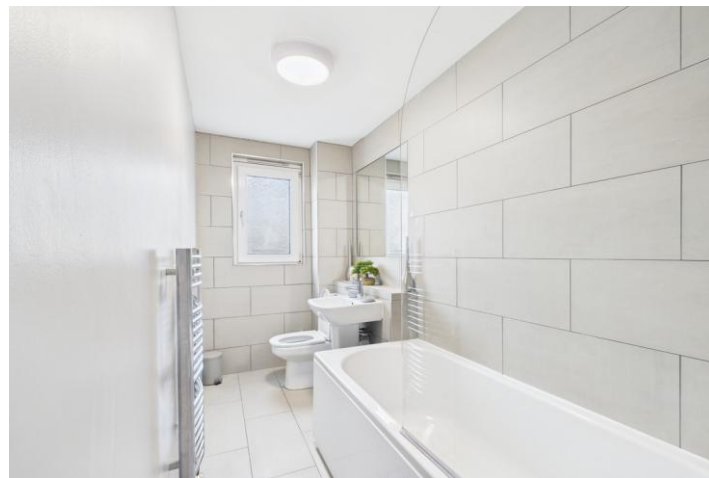
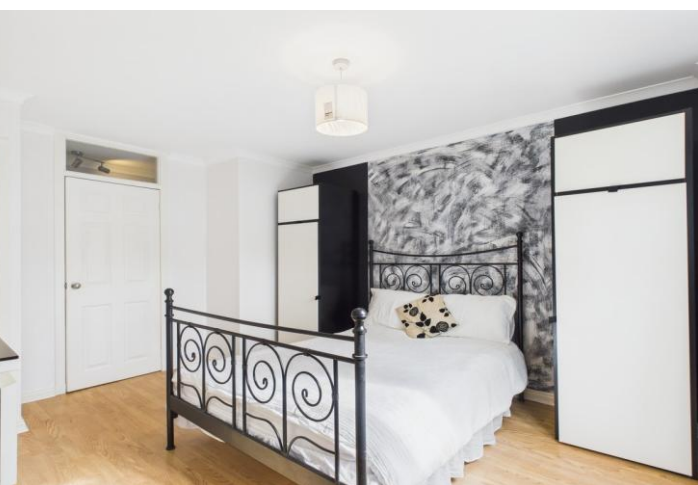
The bright and spacious lounge enjoys pleasant views over the private front garden and offers ample space for a dining suite, making it ideal for both relaxing and entertaining. From here, access is provided to the kitchen, which is fitted with a range of light oak shaker-style wall and floor units, complemented by laminate worktops. Integrated appliances include an electric oven and a gas hob, with additional space and plumbing for a washing machine, dishwasher, under-counter fridge, and freezer.

Both bedrooms are generous doubles, each offering built-in storage and continuing the neutral décor and quality laminate flooring.

The bathroom has been upgraded in recent years and is fitted with a modern white three-piece suite, electric shower over the bath, a heated towel rail, and partial wall tiling for a contemporary finish.

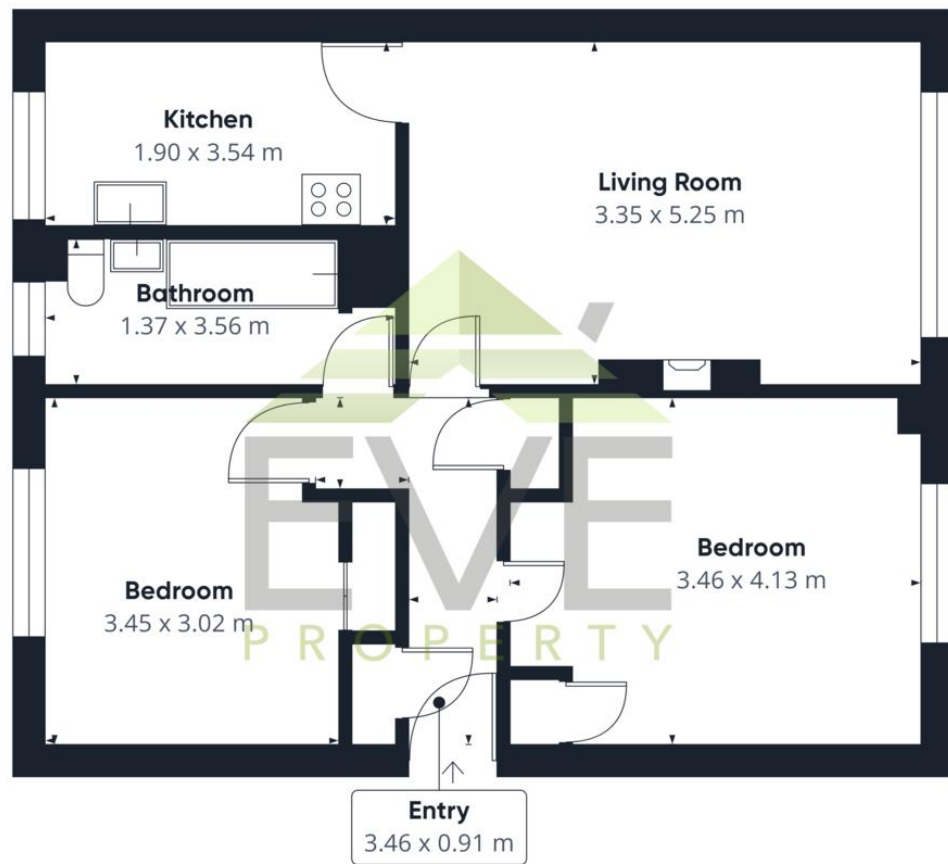
Further benefits include gas central heating and a secure door entry system, ensuring comfort and peace of mind. Externally, the property boasts a fully enclosed private front garden, screened by mature hedging to provide a high level of privacy, as well as access to well-maintained shared rear garden grounds. An additional external storage cupboard is located within the communal close, offering a convenient solution for storing garden tools or outdoor equipment.





This well-presented ground floor flat combines practical living with stylish finishes, and early viewing is highly recommended.

Positioned within the sought-after Knightswood district, this home benefits from an excellent range of local amenities including shops, supermarkets, schools and leisure facilities all within easy reach. Excellent transport links are also available, with nearby bus and rail services providing direct connections to Glasgow City Centre, Clydebank and surrounding areas. For those commuting by car, the A82 and M8 motorway network can be reached within a short drive, offering convenient access across the central belt.



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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