

- Spacious two-bedroom top floor flat
- Secure door entry system
- Bright and spacious lounge with front-facing window
- Well-appointed kitchen with ample wall and floor-mounted

## 2/2, 131 Lesmuir Drive, Glasgow, G14 0EL

EVE Property are delighted to bring to the open sales market this attractive two-bedroom top floor flat situated within a well-maintained residential development offering spacious accommodation and an excellent opportunity for first-time buyers and buy-to-let investors alike.



## Property Description

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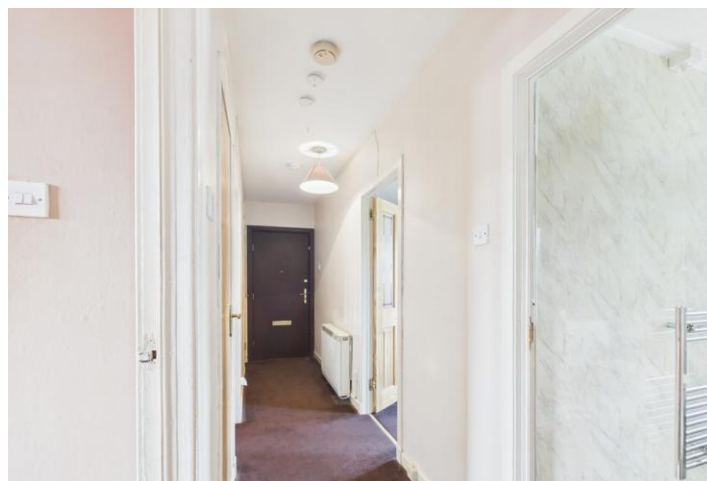
The property is accessed via a secure entry system leading into a tidy and well-kept communal close, with the flat positioned on the second (top) floor.

Internally, the accommodation comprises a bright and generously proportioned lounge featuring a front-facing window and direct access to a private veranda, providing an ideal space to relax. The well-appointed kitchen is fitted with an excellent range of floor-standing and wall-mounted units, offering ample storage and workspace.

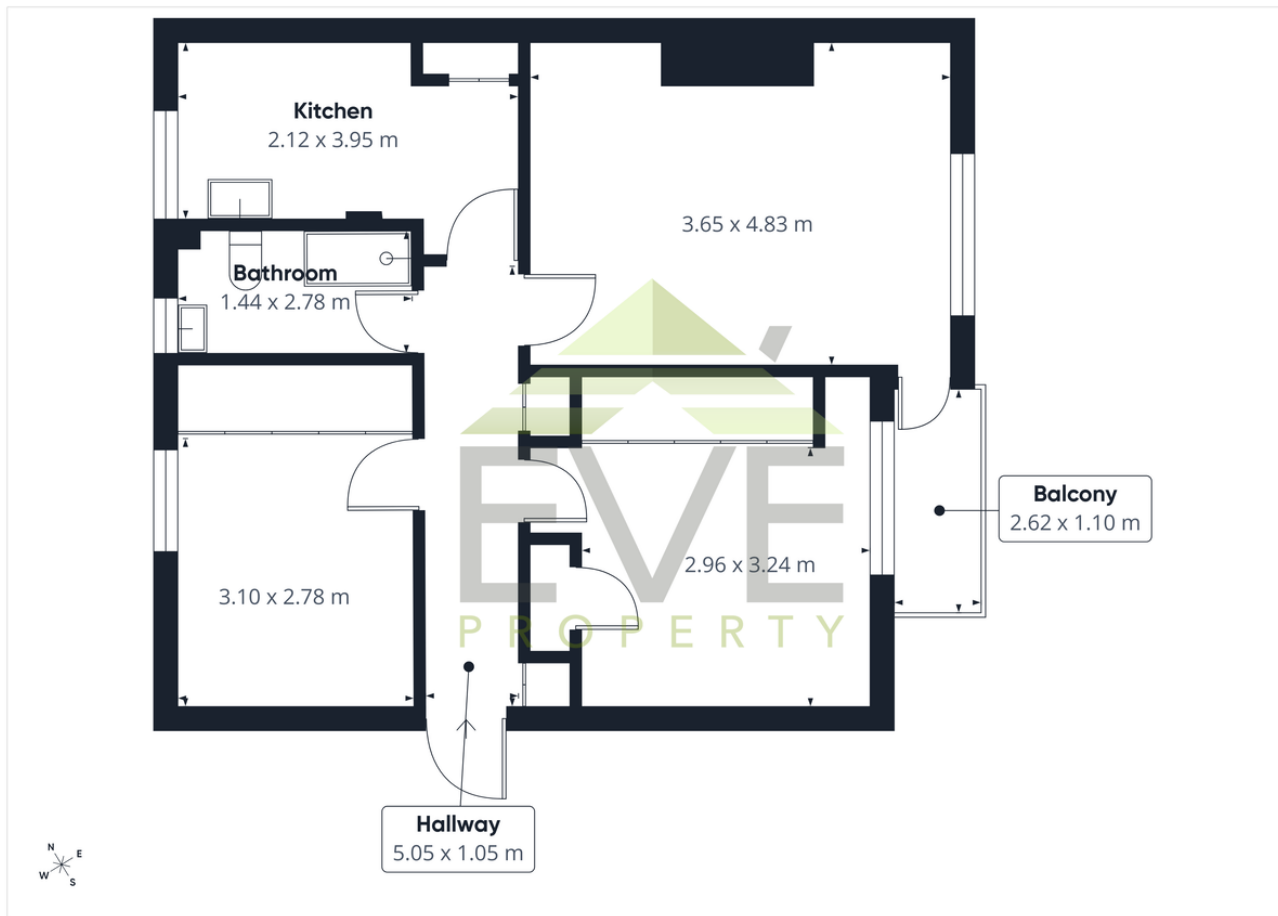
There are two spacious double bedrooms, both benefiting from built-in wardrobes and storage facilities. Completing the accommodation is a modern shower room, finished with contemporary wet wall panelling and incorporating a shower cubicle, WC and wash hand basin.



Lesmuir Drive enjoys a convenient location between Dumbarton Road and Great Western Road, placing a wide range of local amenities within easy reach, including shops, supermarkets, Knightswood Shopping Centre and Great Western Retail Park. The area is well served by excellent transport links, with easy access to the Clydeside Expressway, Clyde Tunnel, Glasgow Airport and the M8 motorway. Regular bus and rail services provide straightforward travel to Glasgow City Centre and beyond.



A well-presented home in a highly convenient location, offering comfortable accommodation and excellent value for a variety of purchasers.



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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.