

1/1, 1 Drumoyne Avenue

GLASGOW, G51 4AP



Excellent two-bed traditional red-sandstone flat, set in the ever-popular location of Linthouse, fantastic potential, great communal gardens, close to Elder Park



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We are delighted to bring to the market this fantastic two-bed traditional red-sandstone apartment, set on a preferred first floor within the ever-popular Linthouse area of Glasgow. Larger two-bed properties such as these are becoming something of a rarity these days and this lovely apartment offers so many options, which are sure to appeal to a wide range of buyers. The accommodation on offer is perfect for any young couple or small family. Alternatively, it would make an absolutely ideal Buy-to-Let investment, especially for staff working at the nearby Queen Elizabeth University Hospital, who will undoubtedly pay a premium for such handy accommodation and ease of access to work and Glasgow city centre.

THE LOUNGE



The very spacious accommodation comprises a large lounge with a delightful bay window which allows natural light to flood the room. The feel of space is evident, and given the shape of the room, it would suit a range of furniture configurations, including a dining table if required.

THE KITCHEN



The large kitchen is an ideal size for the apartment and contains a range of units along with a gas hob and oven. There's ample space for the washing machine and a separate undercounter fridge and freezer. The dining area offers a welcome addition to the kitchen. Freestanding appliances may be available by separate negotiation.





The two bedrooms are both spacious and bright with ample space for freestanding furniture. There's a large cupboard off the hallway to help keep everything in its place. The tiled shower room is bright and fresh, finished in a white suite with an electric shower set within a large shower enclosure.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



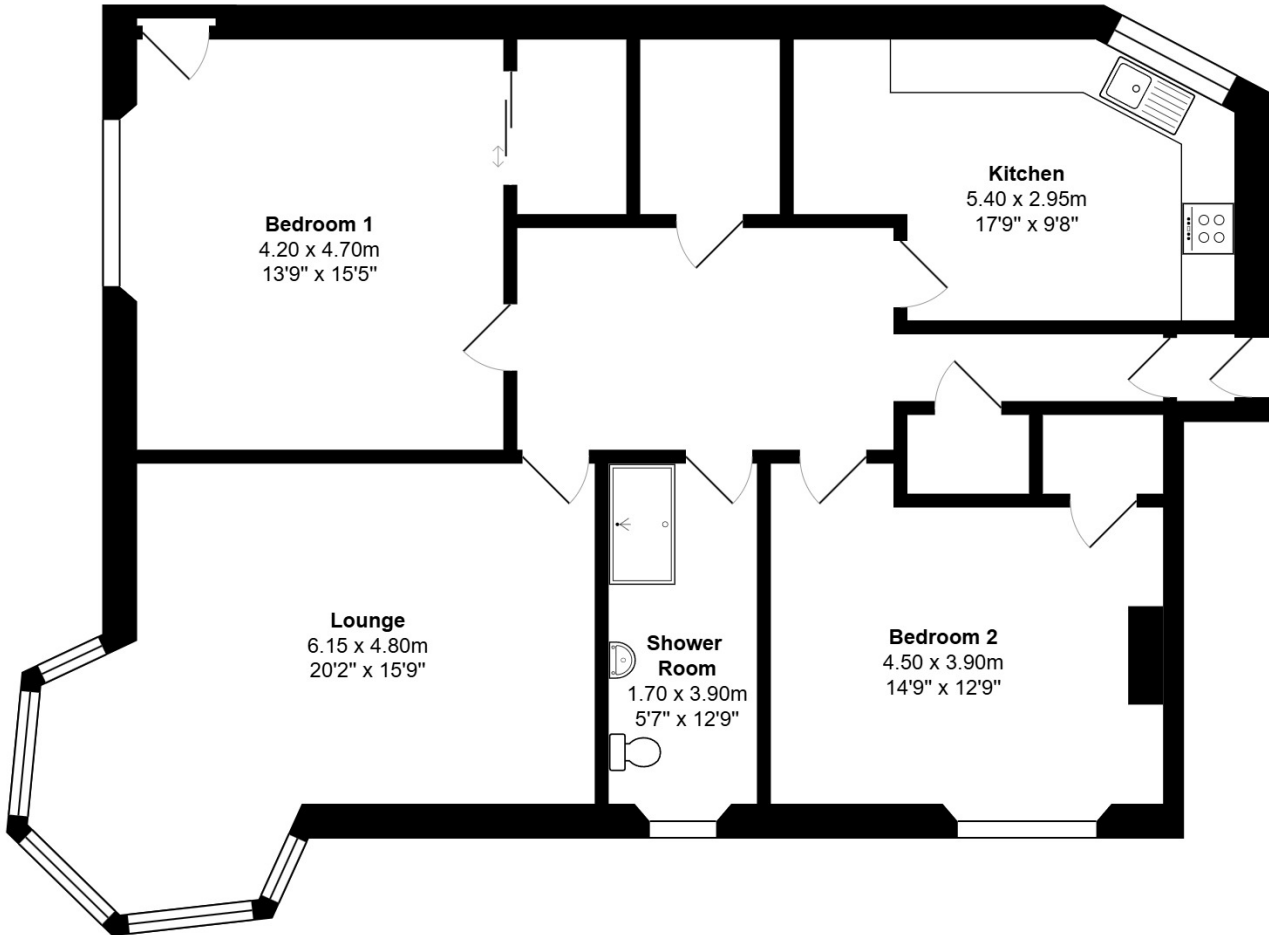
The home is kept warm and comfortable with gas central heating and double glazing. The property has well-maintained communal gardens and drying space to the rear. Parking is plentiful and on-street. The popular tree-lined and leafy Elder Park is only 100 yards away and offers a great place to walk and relax on a sunny day.

Early viewing is advised for anyone seeking a very spacious apartment, set in an eternally popular area.

EXTERNALS

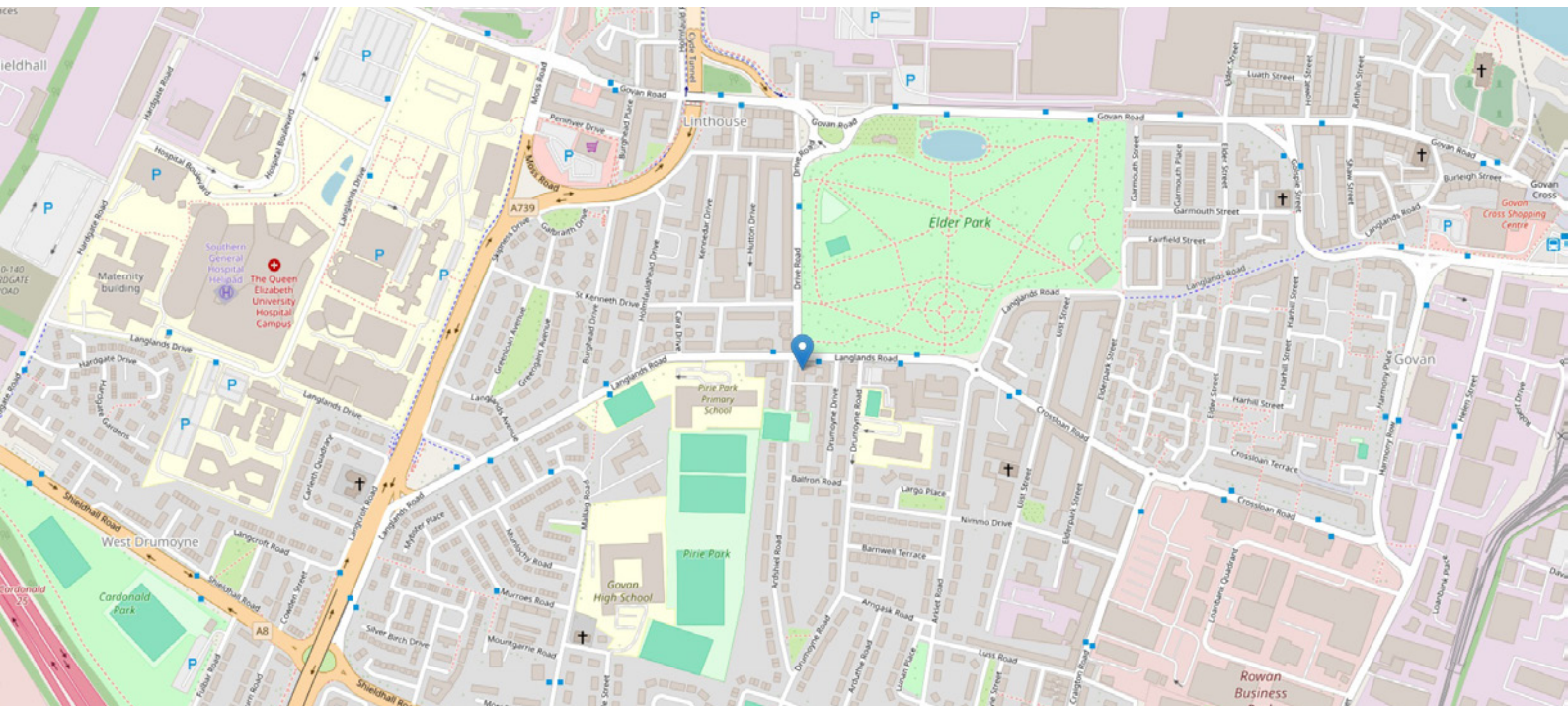


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 108m² | EPC Rating: D



THE LOCATION

The ever-popular area of Linthouse is perfectly placed to live and commute from.





Bus and rail links to the city centre are achieved in less than 15 minutes, and for those commuting by car, the main motorway links and the Clyde tunnel are only 5 minutes away. There are a number of parks for walks, such as 'Elder Park' close by and even the nightlife of the 'West End' is only a short taxi ride away.



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