



## Maindoor Flat

12 Drumoyne Avenue, Linthouse, Glasgow, G51 4AP

**Offers Over £120,000**



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## Description

This superb main door lower flat sits within a charming red sandstone terrace and enjoys a cul-de-sac setting close to a host of local amenities. Brought to the market in excellent condition this property boasts contemporary decor and modern fixtures & fittings complimenting the traditional character.

Storm doors lead to the tiled entrance vestibule and then through to the reception hall, the fresh decor and high quality flooring making an immediate impression. This hallway provides access to all rooms and there is handy storage space available within a deep cupboard.

The lounge is a most impressive reception room with bay window formation adding additional depth and lending plenty of natural light. The focal point of this room is the feature fire place and the shelved alcove and ceiling rose are further appealing features. There is a large double bedroom which has window formation looking to the rear and the refurbished wet room is beautifully tiled to ceiling height and fitted with a shower, wc and wash hand basin. A window formation to the side elevation of the building lends light.

To the rear of the property is the spacious open plan dining kitchen which offers another comfortable room to relax and entertain friends and family. There is ample space for a dining table and sofa with aspects to the side elevation. The kitchen is fitted with a range of units and integrated oven & hob. The fridge, freezer and washing machine sit neatly beneath the worktops and there is a stainless steel sink with mixer tap and draining board. There is a window formation to the side and a door gives direct access to the rear of the property.

The windows of this property are double glazed and there is a gas fired central heating system with Smart Thermostat and modern Worcester boiler.

To the front of the property there is a paved area of garden bordered by railings. A metal ramp has been installed for wheelchair access. To the rear there is a shared garden which has areas of decking and stone chippings bordered by fencing.

Drumoyne Avenue enjoys a cul-de-sac setting within the Linthouse/Govan district lying just south of the River Clyde and to the west of Glasgow city centre. Linthouse Bowling Club sits close to the property and Elder Park is just a short walk away. There are convenient shopping and recreational facilities available at Braehead Shopping Centre, Govan Cross Shopping Centre and the shopping outlets on Helen Street. There are convenient local bus routes and Cardonald Train Station is nearby. There are also excellent road links to the Clyde Tunnel, M8 and central belt motorway network and Glasgow city centre. Other nearby landmarks include the Queen Elizabeth University Hospital, Park Villa Community Sports Hub, Bellahouston Park and the Glasgow's Clydeside.

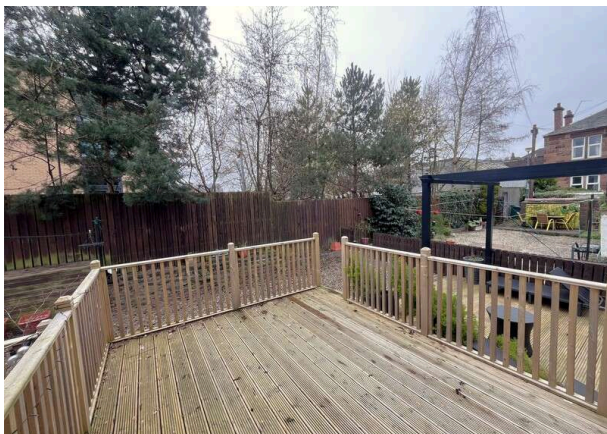
## Room Dimensions

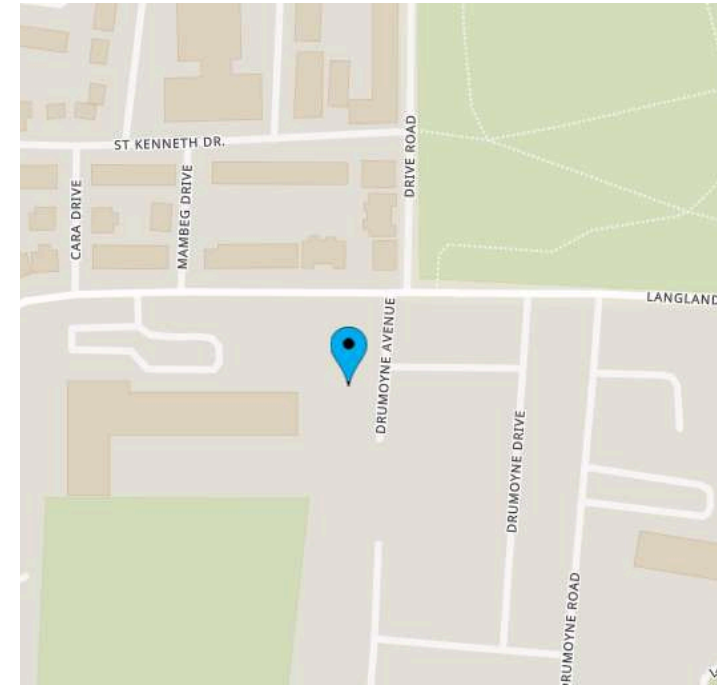
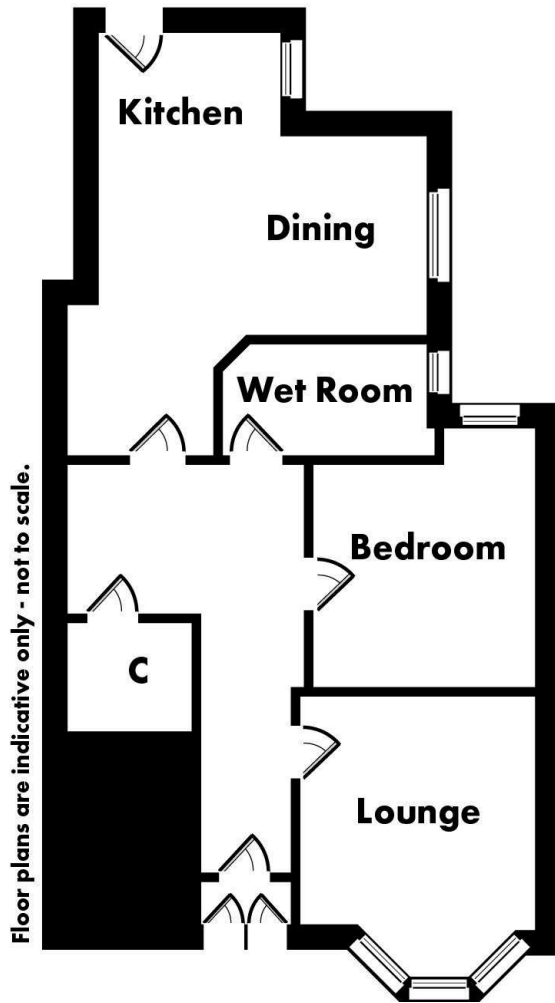
Reception hall	6.96 m x 2.62 m / 22'10" x 8'7"
Lounge	4.72 m x 4.24 m / 15'6" x 13'11"
Dining Kitchen	6.96 m x 4.01 m / 22'10" x 13'2"
Bedroom	4.22 m x 4.19 m / 13'10" x 13'9"
Wet Room	2.62 m x 1.42 m / 8'7" x 4'8"

**EPC: C**

## Features

Traditional main door ground floor flat  
 Beautifully presented and well maintained  
 Bay window lounge  
 Kitchen open plan to dining/sitting room  
 Double bedroom  
 Gas central heating and double glazing  
 Cul-de-sac setting close to shops & public transport





#### TRAVEL DIRECTIONS

Travelling from Shieldhall Road proceed north onto Langlands Road and continue passing Glasgow Club Drumoyne on your right hand side. Take the next right, just before Elder Park, into Drumoyne Avenue and this property is on your right hand side.

#### MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

Or to view this property please call:

**0141 331 0741**



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ESPC Ref: E475386

