



Heathcot Avenue, Drumchapel
Offers Over £79,995

3 BED FLAT



 **McHugh**
Estate Agents



Features

3 Double Bedrooms

2nd Floor Flat

Elevated Outlooks over the city

Well maintained communal areas

Highly regarded location

Handy for excellent transport links

Modern Shower Room

Rear Balcony off Kitchen

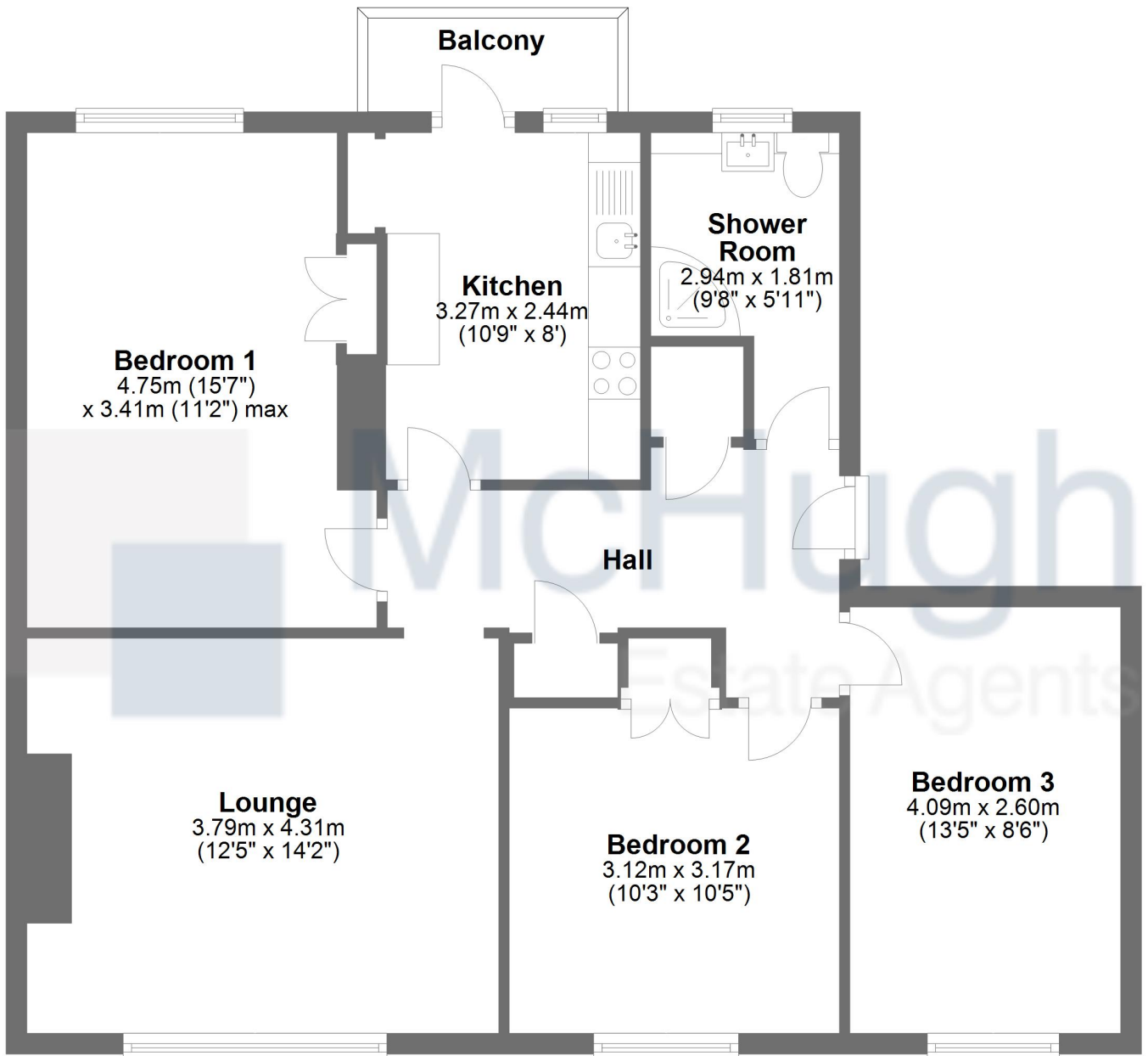
Gas CH and Double Glazing



3 BED FLAT

Heathcot Avenue, Drumchapel

Floor Plan



This floorplan has been created for guidance purposes only.
Plan produced using PlanUp.

Heathcot Avenue, Drumchapel

Set within a refurbished and well maintained building, this exceptionally spacious three bedroom flat provides tastefully upgraded, family-sized accommodation which offers fabulous city views to the South.

This property has been home to the same family for almost 60 years and will appeal to those seeking long-term accommodation.

Accommodation

On entering the flat, there is a long central hallway which has an abundance of inbuilt storage and provides access to all rooms. The lounge is a large, bright room with space for a range of furniture and spectacular outlooks to the front. The refitted kitchen is finished in Beech effect and has a balcony which overlooks the rear gardens. There are three well proportioned and tastefully presented double bedrooms. The modern, refitted shower room has a modern white suite and a mains mixer dual function shower which has a rainfall feature.

Heating and Glazing

The property has gas central heating (Potterton combi boiler) and uPVC double glazed windows.

Gardens

There are communal gardens to the rear of the property which are maintained by the factoring agents.

Location

2/2 40 Heathcot Avenue is situated in a quiet road, just off the main thoroughfare. Drumchapel Shopping Centre, Aldi, Gt. Western Retail Park and Sainsbury's are all within easy reach. The A82 Gt. Western Road is close by, providing excellent road links to Glasgow, Loch Lomond and M8 Motorway. Frequent bus services operate on neighbouring Drumry Road East and Drumry train station is approximately 10 minutes walk.

SAT NAV ref - G15 8NX

Dimensions

Lounge - 3.79m x 4.31m

Kitchen - 3.27m x 2.44m

Bedroom 1 - 4.75m x 3.41m

Bedroom 2 - 3.12m x 3.17m

Bedroom 3 - 4.09m x 2.60m

Shower Room - 2.94m x 1.81m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

McHugh Estate Agents

576 Kilbowie Road
Hardgate Cross
Clydebank
G81 6QU

01389 879941

info@mchughestateagents.co.uk