



22 Moness Drive Glasgow, G52 1HB

Offers over £160,000



PATCH ESTATE AGENTS welcomes to the market this rarely available, 3 bedroom ground floor flat situated in a popular residential pocket of Bellahouston, on the South Side of Glasgow.

Accommodation comprises lounge, fitted kitchen, 3 bedrooms and bathroom.

Early Viewing Strongly Advised



Rare to the market this traditional, larger styled three bedroom ground floor flat boasts spacious, flexible living accommodation all on one level. Perfectly placed to enjoy all that Bellahouston has to offer, close by are local shops, transport links, parks and recreation facilities.

Internally the accommodation comprises welcoming reception hallway with useful storage. The light and airy lounge overlooks front of property and features a focal point fire and traditional bay window which floods the room with an abundance of natural light. A good sized fitted kitchen provides excellent storage, integrated AEG double oven and induction hob, ample worktop surfaces and tiled splash-back.

There are three well proportioned bedrooms with bedrooms two and three to the front with bedroom one to the rear which is currently being used as a dining room. A fully tiled shower room comprising shower cubicle wash hand basin and WC completes the interior.

Double Glazing

This property benefits from Double Glazing.

Heating

This property benefits from Gas Central Heating.

Gardens

This property benefits from private front paved garden with hedge ensuring privacy. The communal rear garden is well maintained and also laid to lawn.

Accommodation Sizes (All sizes are approx)

Lounge 5.61m x 3.12m

Kitchen 3.25m x 1.91m

Bedroom One 4.47m x 3.58m

Bedroom Two 3.68m x 3.48m

Bedroom Three 3.43m x 2.79m

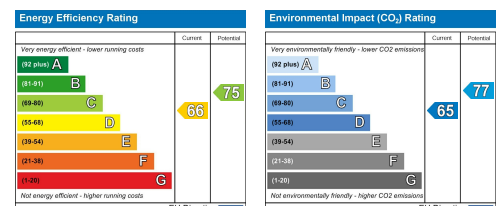
Shower Room 2.46m x 1.32m

Area

The property is situated in close proximity to amenities including local shops. Bellahouston itself is ideally located for various amenities including Bellahouston Park which accommodates House for an Art Lover, Palace of Arts, Glasgow Ski Centre and Bellahouston Sports Centre Neighbouring areas offers a variety of nursery, primary, secondary and further education facilities. For the commuter the M8 motorway and M77 motorway are located close by and provides access to Glasgow City Centre and destinations further afield. There are regular bus and train services to surrounding areas.

Early viewing required to avoid disappointment!!

Energy Efficiency Graph



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