

DALLAS McMILLAN

SOLICITORS AND ESTATE AGENTS



**18 ASHVALE
CRESCENT,
GLASGOW
G21 1NE**

**Offers Over
£65,000**



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DESCRIPTION AND LOCATION

This rarely available garden flat is situated in a residential area of Easterhouse. The property has plenty of local amenities within walking distance and also has direct links into Glasgow, with bus and trains having regular services.

The 1 bed roomed flat, which is beautifully presented, has an elegantly decorated living room with French doors leading out to the amazing garden. It has a combination of raised beds, potted plants, and a central area with many different seasonal flowers. The garden really is a bonus to this house, but is also designed for easy upkeep. There is an open living area which is partitioned off the lounge with an extremely useful large walk in storage area.

The bedroom is bright and airy with inbuilt double mirrored wardrobes.

The kitchen has stunning high gloss white floor and wall mounted units with integrated cooker, oven and hood and there is plenty room for other white goods.

The flat benefits from double glazing, non heritable electric panel heaters and a electrical instantaneous heater.

This property has to be viewed to fully appreciate all its benefits.



ACCOMMODATION

Lounge	14'1" x 11'10" 4.30m x 3.60m
Open Area	14'1" x 5'9" 4.30m x 1.75m
Kitchen	14'3" x 5'9" 4.35m x 1.75m
Bedroom	14'6" x 8'2" 4.30m x 3.50m
Shower Room	6'7" x 5'1" 2.0m x 1.55m
Walk In Storage Area	5'7" x 4'3" 1.70m x 1.30m

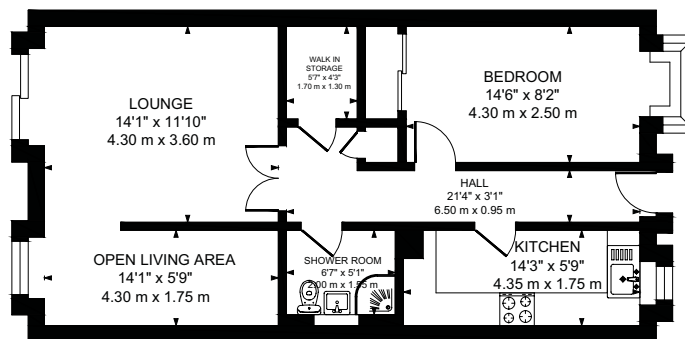
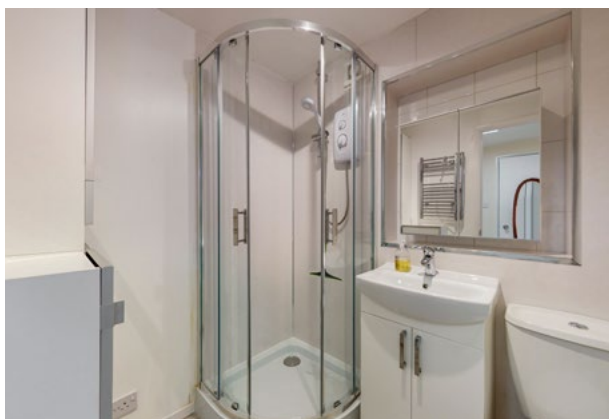
VIEWING

Through solicitors on **0141 333 6750**

ENTRY

By negotiation





GROSS INTERNAL AREA
 FLOOR 1 : 673 sq ft - 63 sq m
 TOTAL : 673 sq ft - 63sq m

SIZES AND DIMENSIONS APPROXIMATE, ACTUAL MAY VARY.

Produced by [Plushplans](#)

TRAVEL DIRECTIONS

Through solicitors on 0141 333 6750

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of 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 nor water services nor 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.



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