



**263 ASHDALE
DRIVE,
GLASGOW
G52 1PN**

**Offers Over
£215,000**



DALLAS | McMILLAN
SOLICITORS & ESTATE AGENTS

DESCRIPTION AND LOCATION

Dallas McMillan are delighted to present to the market this beautifully presented two-bedroom semi-detached villa, located in the ever-popular area of Cardonald, Glasgow. Offered at offers over £215,000, this stylish and spacious home is ideal for young families, professionals, or those looking to downsize without compromising on comfort or convenience.

The ground floor comprises a bright and generous lounge with large front-facing window, a modern fitted kitchen to the rear with ample storage and direct garden access, and a contemporary downstairs shower room for added practicality. Upstairs, there are two well-proportioned double bedrooms—each with fitted storage—and a beautifully finished family bathroom featuring a luxurious Jacuzzi-style bath with overhead shower.

The property further benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round.

Externally, the home boasts beautiful, well-kept private gardens to the front and rear, providing an ideal space for relaxing, entertaining, or safe outdoor play. The semi-detached position ensures added privacy, and on-street parking is available directly in front of the property.

Set within a quiet and sought-after residential location, Ashdale Drive is ideally placed for access to a wide range of local amenities, shops, cafes, and highly regarded schools. Excellent public transport links include nearby Cardonald train station and regular bus services, while the M8 motorway and Clyde Tunnel offer fast and convenient travel across Glasgow and beyond.

Early viewing is strongly advised to fully appreciate the quality, layout, and outdoor space this exceptional home has to offer.



ACCOMMODATION

LOUNGE	14'0 x 17'2
	4.26m x 5.23m
SITTING ROOM	8'10 x 11'3
	2.68m x 3.42m
KITCHEN	8'1 x 11'3
	2/47m x 3.42m
BATHROOM	4'6 x 5'11
	1.37m x 1.81m
BEDROOM 1	14'2 x 13'11
	4.32m x 4.23m
BEDROOM 2	11'2 x 11'1
	3.40m x 3.39m
BATHROOM	6'7 x 7'
	2m x 2.14m

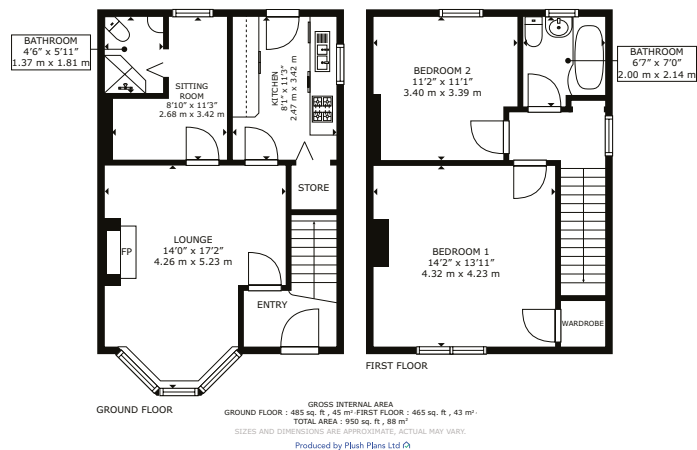
VIEWING

Through solicitors on **0141 333 6750**

ENTRY

By negotiation





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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