



**89 CARLEITH
AVENUE
DUNTOCHER
G81 6JB**

**Offers Over
£63,000**



DALLAS | McMILLAN
SOLICITORS & ESTATE AGENTS

DESCRIPTION AND LOCATION

Dallas McMillan are delighted to present to the market this one bedroomed apartment in a quiet residential area of Duntocher.

The entrance hall of this previous local authority property allows access to all of it's spacious rooms and excellent storage. The living room focal point is the inbuilt fireplace and surround. The whole room is flooded with natural light from the uPVC framed double glazed patio doors out to the rear garden.

The galley shaped kitchen has a tiled floor for easy cleaning, with floor and wall mounted units and plenty of room for white good. The kitchen further benefits from a large rear window looking onto the well maintained garden, and a smaller side wall window to add to the natural light. The kitchen houses a Vokera gas fired central heating boiler which supplies the radiators and hot water.

A spacious, front facing, bedroom provide an adundance of room for bedroom furniture and storage units.

The bathroom is bright and modern with a large walk in shower with fully tiled walls with- in the shower cubicle. The dark tiles contrast with the white toilet and sink giving a very clean and fresh appearance.

The property is set within beautiful gardens which have been lovingly looked after, and the bedroom and living room benefit from large windows allowing plenty light in and a direct view of the colourful planting and mature trees and shrubs.

The gardens are surfaced lawns, flower borders and paving stones. The boundaries are defined by timber and metal fencing.

This lower cottage flat benefits from uPVC framed double glazed windows, with a timber front door with glass panels.

Duntocher is a popular residential area with a very strong community, and offers great amenities, local municipal golf course and the popular areas of Anniesland and the West End are easily accessed by public transport, as it Glasgow City Centre and the train line takes you down the Clyde Coast as far as Helensburgh.



ACCOMMODATION

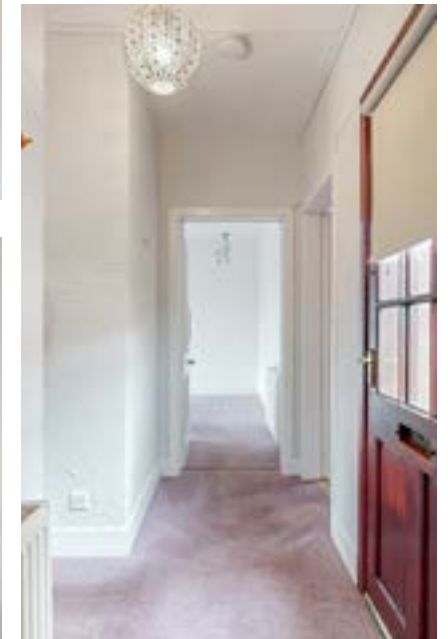
Hall	14'5 x 8'6 3.85m x 2.58m
Living Room	11'11 x 15'5 3.63m x 4.71m
Kitchen	13'7 x 6'6 4.13m x 1.97m
Bedroom	15'5 x 9'1 4.71m x 3.02m
Bathroom	7'6 x 4'5 2.28m x 1.36m

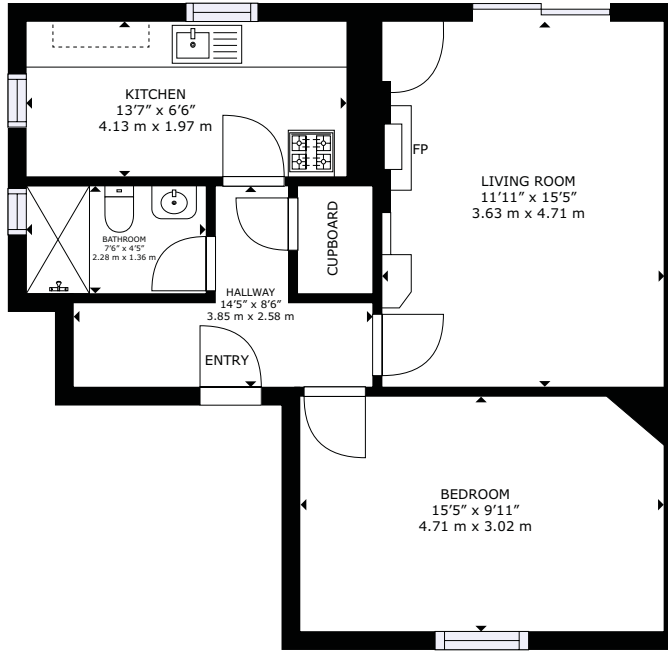
VIEWING

Through solicitors on [0141 333 6750](tel:01413336750)

ENTRY

By negotiation





GROSS INTERNAL AREA
FLOOR PLAN: 570 sq. ft., 53 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by [Plush Plans Ltd](#)

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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70 West Regent Street, Glasgow , G2 2QZ - Tel: 0141 333 6750