



15 FLAT 1/2 BANCHORY AVENUE, GLASGOW. G43 1EX.

THIS GOOD SIZED THREE BEDROOM FLAT IS SITUATED IN THE EASTWOOD DISTRICT OF GLASGOW, THE FLAT IS IN GOOD ORDER INTERNALLY, MAKING THIS AN IDEAL FAMILY HOME AND THE BUILDING HAS BEEN WELL MAINTAINED. THE SUPERB POSITION OF THE PROPERTY PROVIDES EASY ACCESS TO ALL LOCAL FACILITIES INCLUDING GOOD SCHOOLING AT BOTH PRIMARY AND SECONDARY LEVEL. EASY ACCESS TO PUBLIC TRANSPORT. MUST BE VIEWED TO BE FULLY APPRECIATED.

- THREE BEDROOM UPPER FLAT
- SPACIOUS LIVING ACCOMODATION
- ON STREET PARKING
- PARTIAL DOUBLE GLAZING
- GAS CENTRAL HEATING
- OWN DOOR ACCESS
- COMMUNAL REAR GARDEN AND DRYING AREA
- CLOSE TO PRIMARY AND SECONDARY

OFFERS OVER £80,000

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ENTRANCE HALLWAY 22' 4" x 7' 8" (6.81M x 2.34M)

L SHAPED ENTRANCE HALL HAS NEUTRAL DECOR THROUGHOUT. SMALL STORAGE CUPBOARD IN THE ENTRANCE VESTIBULE.

FAMILY BATHROOM 7' 9" x 5' 0" (2.37M x 1.53M)

THREE PIECE SUITE WITH OVERHEAD ELECTRIC SHOWER UNIT. WET WALL SURROUNDING BATH AND SHOWER AREA, WITH WALL TILING ON OTHER WALLS. FRONT ASPECT.

KITCHEN 12' 3" x 8' 1" (3.73M x 2.47M)

FITTED KITCHEN WITH DARK WOOD EFFECT WALL AND BASE STORAGE UNITS AND AMPLE WORK SURFACES THROUGHOUT. EYE LEVEL OVEN, GAS HOB AND OVERHEAD EXTRACTOR HOOD. ALL OTHER WHITE GOODS INCLUDE MICROWAVE OVEN, FRIDGE FREEZER, WASHING MACHINE AND TUMBLE DRIER. SMALL BREAKFASTING BAR. PANTRY / STORAGE CUPBOARD.

LOUNGE 16' 6" x 10' 6" (5.02M x 3.20M)

SPACIOUS LOUNGE WITH AMPLE SPACE FOR DINING TABLE AND CHAIRS. GAS FIRE. FRONT FACING WINDOWS.

MASTER BEDROOM 12' 4" x 10' 6" (3.75M x 3.21M)

GOOD SIZED BEDROOM WITH REAR ASPECT. BUILT-IN STORAGE CUPBOARDS / WARDROBES WITH MIRRORED SLIDING DOORS.

BEDROOM 2 12' 0" x 10' 6" (3.66M x 3.20M)

SECOND BEDROOM IS A GOOD SIZE AND HAS REAR ASPECT.

BEDROOM 3 10' 6" x 10' 2" (3.21M x 3.11M)

BEDROOM 3 AGAIN IS GOOD SIZED WITH FITTED STORAGE CUPBOARDS / WARDROBES. REAR ASPECT.

REAR GARDEN

COMMUNAL REAR GARDEN AND DRYING AREA.



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