



**MITCHELLS  
ROBERTON**



First Floor Flat  
23 Ashbrae, Crookfur Road, GLASGOW, G77 6JY  
Offers over £305,000





## 23 Ashbrae, Newton Mearns, G77 6JY

Luxury First Floor McCarthy Stone Apartment in popular South Side development. The property is presented to the market in walk in condition and boasts a wealth of modern fixtures and fittings for present day living. It lies close to many local amenities including public transport services, shops and recreational facilities in near by Parklands Health Club. It also lies close to the Avenue Shopping Centre for more extensive shopping including an Asda Superstore and an M & S food hall. In addition there are also several good golf clubs in the area.

The property has the added bonus of having a part time manager/concierge and a communal sitting room. The accommodation comprises L-shaped entrance hall, lounge/dining room on open plan basis to a modern fitted kitchen, two double bedrooms (master en-suite) and an additional shower room. The property has double glazing, Creda Quantum electric heating and excellent storage throughout. There is a large Sunny balcony with open aspects across the surrounding area. Early viewing is strongly recommended to appreciate the size, style and location of this superb property on offer.



Entrance hall 4.80 m x 3.30 m /  
15'9" x 10'10"

L shaped entrance hall with two large storage cupboards, one housing a tumble dryer and safe.

Lounge/dining room 4.80 m x 4.60 m /  
15'9" x 15'1"

Large open plan lounge/dining room on semi open plan to a modern fitted kitchen. The lounge has floor to ceiling windows on Two sides with a door leading onto the balcony. Storage heater. Neutral fitted carpet. New smoke alarms.

Fitted Kitchen 3.40 m x 2.60 m /  
11'2" x 8'6"

Well proportioned fully fitted kitchen with window overlooking car park to the front. This boasts a range of modern units providing storage with integrated appliances including an eye level oven & microwave, 4 ring electric hob with stainless steel cooker hood, "Neff" dishwasher. Coordinating work tops and glass splash guard behind the hob. Laminate floor.

Bedroom 1 4.30 m x 2.80 m /  
14'1" x 9'2"

Double bedroom with window to the front. A range of fitted drawers and vanity unit provide storage. Walk in wardrobe. Wall mounted heater.

Bedroom 2 5.50 m x 3.00 m /  
18'1" x 9'10"

Second double bedroom with window to the front. Walk in wardrobe. Wall mounted heater.

Ensuite 2.70 m x 2.10 m /  
8'10" x 6'11"

Partially tiled bright En-suite with double walk in shower cubicle. Power shower. White vanity wash hand basin, WC and shower cubicle. Large wall mounted mirrored cabinet. Storage cupboard for household products. Wall mounted stainless steel towel rail.

Shower Room 2.30 m x 2.10 m / 7'7"  
x 6'11"

partially tiled shower room has an enclosed shower cubicle. Vanity WC, vanity wash hand basin,

#### Gardens

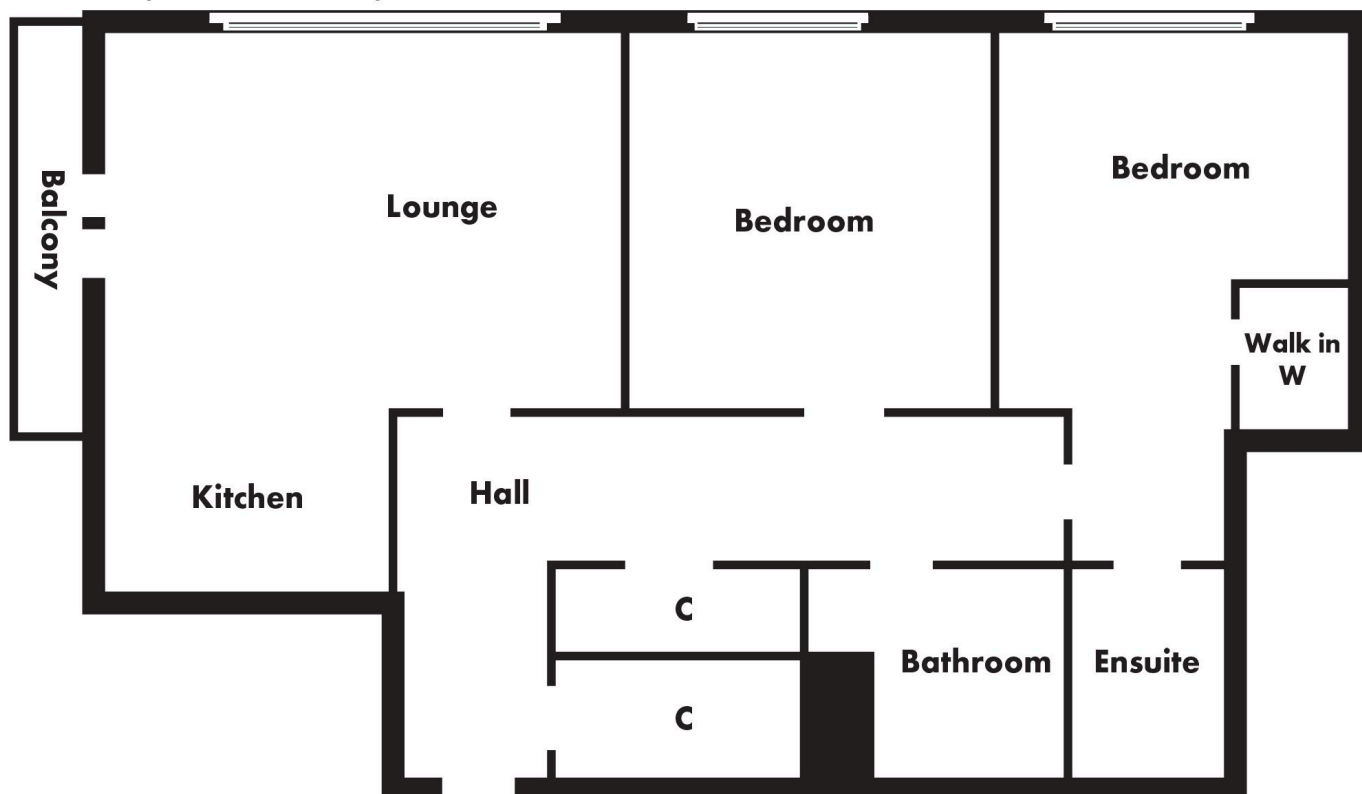
The property has well maintained communal garden grounds and a private allocated parking space. Guest parking is also available.







Floor plans are indicative only - not to scale.



**SELLERS**

Client of Mitchells Robertson

**ENTRY DATE**

Negotiable

**VIEWING**

Through Solicitors

**TAX BAND**

Tax Band F

**SCOTTISH STANDARD MISSIVES:**

Offers are invited in the form of the Scottish Standard Missives.

**DISCLAIMER:**

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on 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 or water services or 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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