



## 64 Golf Drive, Glasgow, G15 6SZ

Offers over £224,995



**\*\*Highly sought after TWO bedroom end terrace home with extension\*\*** This property is set within the popular location of Old Drumchapel and within close proximity of a host of local amenities and services. This property is presented to market in excellent condition and is not expected to be available for long! With Matterport Tour and HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to No. 64 Golf Drive, situated within the highly sought after area of Old Drumchapel. This splendid TWO-bedroom end terrace home has been smartly extended to the rear and is sure to appeal to a variety of purchasers.

To the front, the property benefits from a delightful garden and multi-car driveway. The welcoming reception hallway leads firstly to the neutrally decorated lounge with a large bay window flooding this room with an abundance of natural sunlight. An open plan dining space is located to the rear of the lounge, creating a bright and spacious ambience. The modern fitted kitchen is located within the generous extension. This room has been cleverly designed to utilise the space and benefits from an array of white gloss wall and base mounted units paired with laminate worktops, creating a fashionable and efficient workspace. The kitchen further benefits from a range of quality integrated appliances, including dishwasher, hob, oven and extractor fan. Completing this floor, is a convenient cloakroom with wash hand basin and W.C.

On the upper level, are two well-proportioned bedrooms, one of which boasts generous fitted storage. Completing this floor is the fully tiled shower room comprising of a walk-in shower cubicle, vanity unit and W.C. The partially floored attic area offers additional storage space.

A must see at this property, is the stunning rear garden, a perfect space for relaxation or al-fresco dining. The garden is fully enclosed and benefits from low maintenance patio areas, creating a safe space for children and pets alike.

Ideally situated within walking distance of sought after schooling, this property will appeal to a variety of purchasers, including families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is ideal.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

Living Room - 4.68m x 3.67m

Hallway - 4.68m x 2.03m

Kitchen - 4.05m x 3.23m

Bedroom One - 3.52m x 3.17m

Bedroom Two - 3.11m x 2.70m

Bathroom - 1.84m x 1.67m

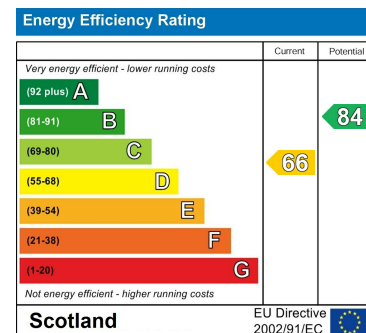
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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