



cruive
ESTATE AGENTS

OFFERS OVER

£275,000

Annan Drive
Glasgow, G61 1EY

PROPERTY SUMMARY

Situated within a few hundred yards of Colquhoun Park, is this extensively upgraded semi-detached villa set within an attractive corner plot. Exceptionally placed within this much sought-after locale, with school catchment for Colquhoun Primary, Bearsden Academy, and Bocclair Academy, this immaculately presented family home is sure to appeal to a broad section of buyers.

The beautifully presented accommodation comprises; reception hallway, modern two-piece cloaks/wc, bright and spacious dual aspect lounge with ample space for dining table and chairs, and a tasteful modern fitted kitchen with integral appliances, large pantry cupboard, and access to rear garden.

On the first floor the fresh and neutral decor continues throughout the upper landing and three generous bedrooms; two of which have storage cupboards. Completing the accommodation is a modern three-piece family bathroom with over-bath shower.

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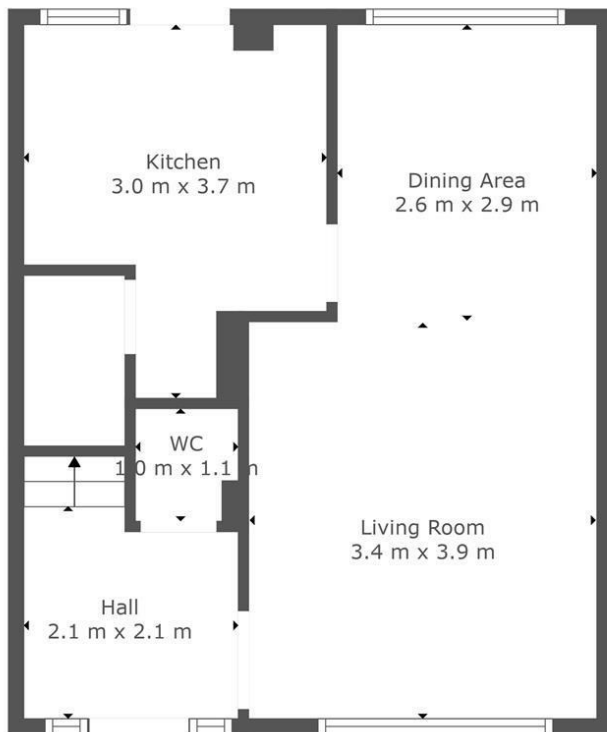
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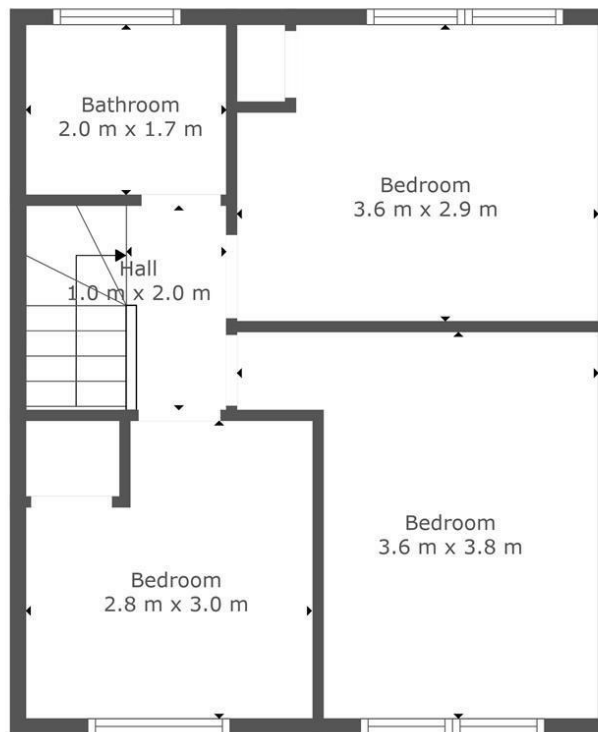








Floor 1



Floor 2



TOTAL: 78 m²
FLOOR 1: 39 m², FLOOR 2: 39 m²

This Floorplan Is Intended To Give An Indication Of The Layout Only.



LOCAL AUTHORITY

East Dunbartonshire

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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OFFICE ADDRESS

9 Townhead Street
Strathaven
ML10 6AB

OFFICE DETAILS

01357 510088
judithmcgill@cruive-
estateagents.co.uk