







# Glasgow

Kelvindale Gardens, Glasgow, G20 8DW

Independent Estates





## Directions

Traveling west bound on M8, exit Junction 16 and follow A81/Maryhill Road. Travel past Tesco Extra on your left and take second left onto Kelvindale Road. Continue along and the sixth on your right into Kelvindale Gardens.

## Viewing

Strictly by appointment via Independent Estates

## Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

## Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

## Rooms

Entrance Hallway	4.74m x 1.02m	Lounge	6.01m x 3.40m
Kitchen	3.75m x 2.49m	Bedroom One	3.35m x 3.01m
Bedroom Two	3.34m x 2.71m	Bedroom Three	3.33m x 1.36m
Bathroom	1.97m x 1.75m		

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

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Independent Estates are delighted to welcome this modern three bedroom second floor apartment. Positioned within popular residential development, convenient for transport services and access to M8 motorway network. Maryhill Road and Clevedon Road are at either end of Kelvindale Road. The amenity of the river Kelvin is also nearby. This well proportioned accommodation comprises: Security entrance leading to communal stairwell. Access to property via solid wooden door leading to reception hallway with solid wood flooring and two large storage cupboards. Spacious rear facing lounge again with solid wood flooring. Front facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor and laminate flooring.

Bedroom one is front facing with fitted carpet and freestanding wardrobes. Bedroom two is front facing with fitted carpet. Bedroom three is again front facing with fitted carpet. Bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), partially tiled walls and tiled flooring. In addition the property benefits gas central heating, double glazing, well tended communal garden grounds with the residents' parking to front.

EXTRAS - All floor coverings, light fittings and window blinds.



**Offers Over £168,000**