



TWO BEDROOM GROUND
FLOOR FLAT

PRIVATE PARKING, GARDEN
TO REAR AND SEPARATE
DINING ROOM

GAS CENTRAL HEATING

Howth Drive, Anniesland, Glasgow, G13 1RE

EVE Property are pleased to welcome to the open sales market a lovely modern two bedroom lower cottage flat in the ever popular Howth Drive, Anniesland. Presented in good order throughout, and with the added advantage of private rear gardens, we anticipate this particular property will appeal to a broad spectrum of buyers looking to settle in the area - call our friendly sales team today to schedule your personal viewing appointment!

Offers Over £155,995



Property Description

Nestled in a peaceful, low traffic residential enclave, number 86 has plentiful transport options and commuter links on it's doorstep, combined with a profusion of amenities, schooling, dining, entertainment and shopping choices abound, ensuring there is something for all occupants of this beautiful abode to enjoy.

Entered via solid upvc rosewood door with privacy glass to the front vestibule, the living room beyond sets the tone with light decor hues and quality flooring throughout as standard. The large picture window with open aspects of the front garden provides copious natural light which further accentuates the generous room dimensions. Crisp white walls, feature silver and grey geometric accent wall and light grey oak wash laminate flooring add an en-trend look and feel, whilst there is space for contemporary furnishings without compromising the proportions proffered.

Glazed double panel doors open to the internal hallway and all apartments off, with separate dining room affording ingress to the kitchen.

Both bedrooms are double in size and come with in-build mirrored storage wardrobes, deep pile carpeting and fresh decor, with each benefiting from uninterrupted vistas of the front and rear gardens.

Adjacent, the bathroom has a three piece sanitary suite with dual flush w.c, pedestal sink and bath with thermostatically controlled shower over. Fully tiled in soft cream and heated with chic chrome towel rail, this spa like sanctuary offers the ideal space to soak away the rigours of a long day!



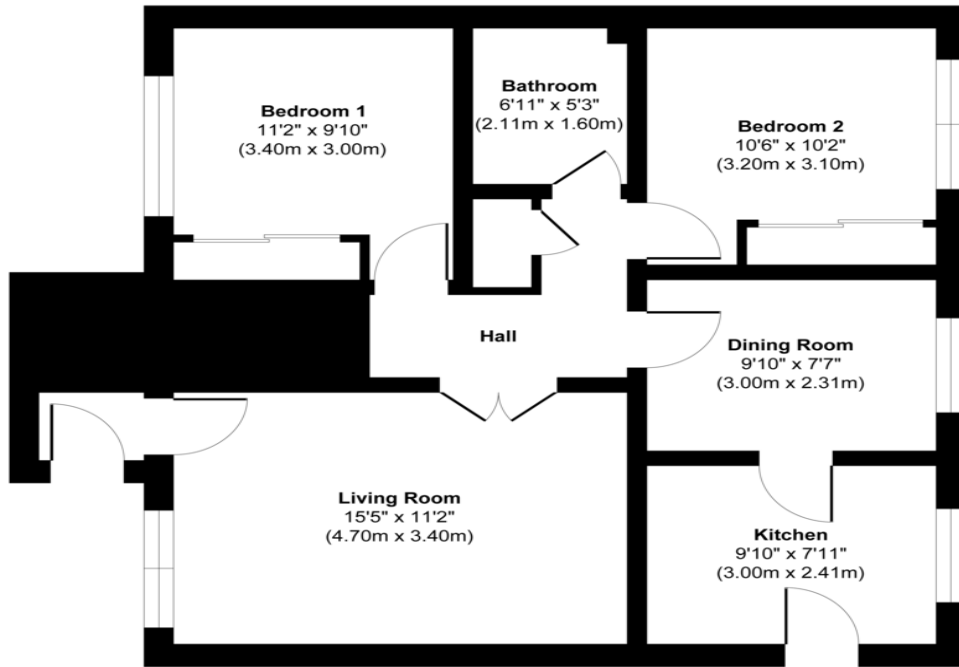


The dining room offers new owners flexible accommodation to include a comfortable "work from home" space if desired, whilst retaining a fabulous dinner party/ entertaining chamber that could easily house a dining suite for six or more - perfect for aspiring chefs to showcase their talents!

Off the dining room, the fitted kitchen comes equipped with slab maple wood effect wall and floor cabinetry topped with contrasting light brown dapple laminate work surfaces. There is space and servicing for a washer/dryer and larger fridge freezer, with smart black and chrome four burner gas hob, matching oven, concealed extract canopy and stainless steel sink with drainer and mixer over providing modern convenience. Light cream ceramic tile wrap-around splashback and matching vinyl flooring further demonstrates the care and attention to detail the current owner has used when curating and planning the space, resulting in a modern, efficient kitchen. A upvc rosewood half glazed door affords access to the enclosed private rear gardens which have been slabbed for ease of maintenance - a perfect backdrop for those looking to adapt the grounds to suit their own needs.

With ample internal storage, useful external store at the front, peaceful yet convenient setting, this property will no doubt be popular - call our friendly sales team today to avoid missing out!

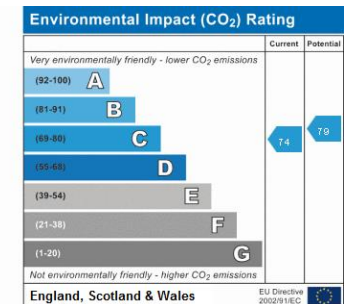
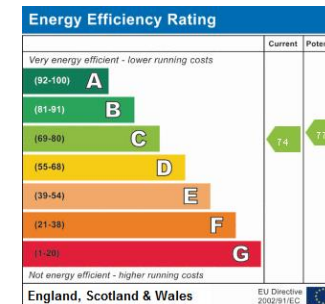
86 Howth Drive, G13 1RE



Floor Plan

Approx. Gross Internal Floor Area 745 sq. ft / 69.21 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Howth Drive is a quiet residential development centrally located a short distance from Great Western Road and close to Anniesland Cross. Anniesland rail station is within a short walk offering rail links to Glasgow City Centre and Edinburgh. A variety of supermarkets are within a short walk from this property including Morrisons, M&S Food and Aldi. Anniesland is conveniently located close to Clyde Tunnel offering accessing commute via M8 motorway network to Glasgow City Centre, Edinburgh, Glasgow Airport and beyond.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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