



FOUR BEDROOM FIRST  
FLOOR FLAT

JORDANHILL CATCHMENT  
AREA (LIST ONE)

SPACIOUS ENTRANCE  
HALLWAY WITH ALL ROOMS  
OFF

Ancaster Drive, Glasgow, G13 1NB

Offers Over £340,000

EVE Property are delighted to present to the open sales market a charming four-bedroom traditional red sandstone apartment in the highly coveted Ancaster Drive, Anniesland. Positioned within the List One school catchment area, this particular abode will be of significant appeal to those looking at ascribing younger family members to the top-rated education establishment in Scotland.



## Property Description

Properties of this scale and character are indeed rare to the market and, as such we forecast significant interest from active buyers - call our friendly sales team today to index your personal viewing appointment and avoid missing out!

Set within close proximity of a wealth of amenities, dining, leisure and transport options, number 28 enjoys a fantastic location to embrace the vibrant West End whilst affording tranquillity in equal measure. Flat 1/2 has been very well maintained and cared for throughout the current owner's period of ownership, over 40 years, and now offers an exciting opportunity for a new family to develop and make the property their own.

Ingress is via a timber door in black gloss and decorative glass panels to the common close and leading to a wrought iron twist banister staircase giving a lovely first impression. Secure entry system with storm doors affords further security and privacy to the flat.

The entrance hallway of flat 1/2 is an extensive area with all apartments off including three large storage cupboards. The reception is generously dimensioned and has many period features remaining - a theme that continues throughout the property.

The living room to the front has a four-window bay formation lavishing the area in sunlight and offering open views along Willoughby Drive and beyond. High ceilings add to the enhanced sense of space proffered, whilst an electric fire and built in surround and shelving ensures a warming focal point for cosy nights in.



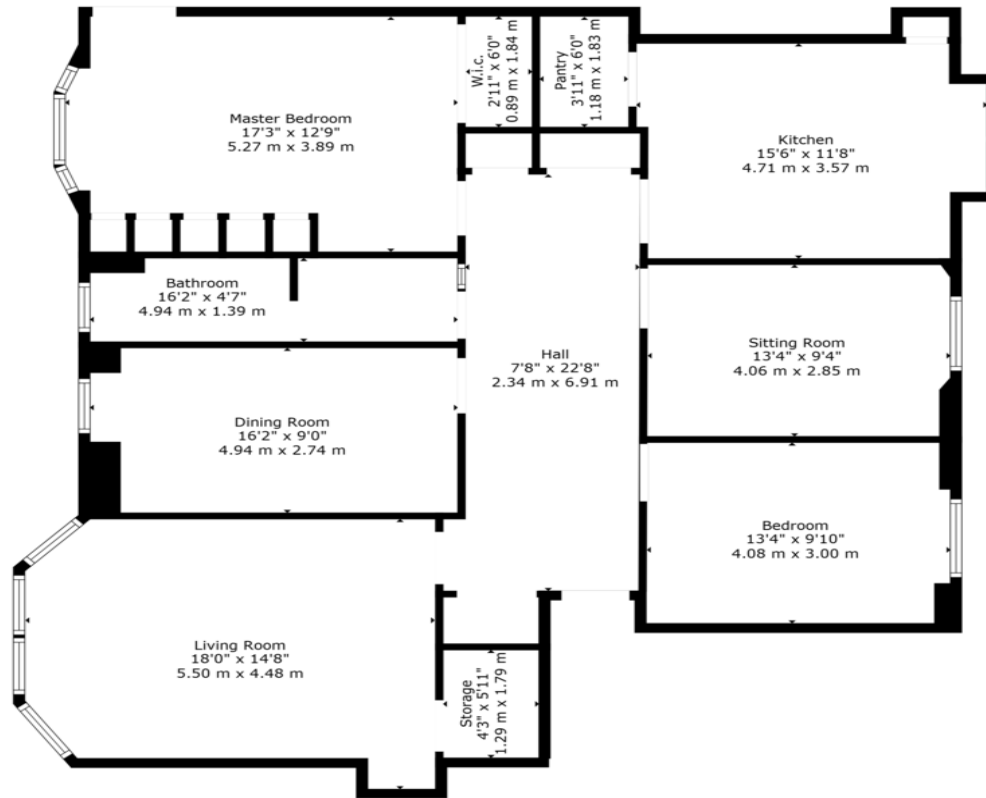


Also to the front of the property is the family bathroom and two double bedrooms - one is the master bedroom with large bay window and recess storage. The other has been utilised over the years as a dining room.

To the rear is a further two double bedrooms and a dining kitchen. The dining kitchen offers space and servicing for an electric cooker, washing machine and fridge freezer.

Further enhancements include electric heating, double glazing, cellar storage at basement level, and communal rear gardens.

Ancaster Drive is centrally located off Great Western Road and a short distance from Anniesland Cross. Anniesland rail station is within a few minutes 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.



**TOTAL: 1396 sq. ft, 130 m<sup>2</sup>**  
 FLOOR 1: 1396 sq. ft, 130 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 25 sq. ft, 2 m<sup>2</sup>, BAY WINDOW: 7 sq. ft, 1 m<sup>2</sup>  
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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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