



TWO BEDROOM APARTMENT

PRIVATE DECKING AREA TO REAR

TASTEFULLY DECORATED THROUGHOUT AND OFFERS MODERN KITCHEN AND STYLISH BATHROOM

Hartlaw Crescent, Glasgow, G52 2JL

EVE Property are delighted to introduce to the open sales market a stunning two bedroom upper cottage apartment in the seldom available Hartlaw Crescent, Hillington. Presented in show-home condition with a plethora of quality upgrades throughout, this beautiful abode will be of significant appeal to a wide range of buyers looking to settle in the area and, as such, we anticipate plentiful interest - call our friendly sales team today to schedule your personal viewing appointment!

Offers Over £120,000



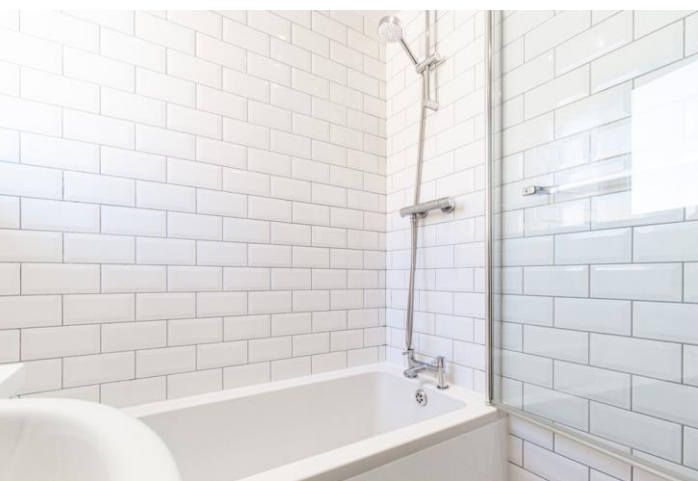
Property Description

Nestled within a peaceful enclave amongst similar residential properties, number173 enjoys the best of both worlds with tranquil surroundings bordering a wealth of amenities, schooling road and rail options, a rich array of local amenities, as well as fabulous dining and entertainment choices within close proximity.

Upgraded and curated with impeccable taste and attention to detail, the vendor has created a property that wouldn't look out of place in an interiors magazine, with chic inclusions as standard evidenced across all parts of the flat. A porch gateway with plate glass door provides ingress to the staircase which in turn affords access to the hallway and all apartments off. This striking entrance sets the tone for all that lies within - a la mode decor hues, quality flooring, premium fixtures and fittings all as standard and implemented with contemporary flair at the forefront. Crisp white and feature grey matte walls paired with light grey oak effect laminate floors save for the bathroom, covers the entire footprint, whilst half glaze panel doors are a further highlight.

The sitting room with dining space is generously dimensioned and enjoys additional sunlight from the double door Parisienne formation with glass balustrade, creating a lovely spot to enjoy morning coffee or relax whilst enjoying open aspects of the rear gardens. There is ample space and options for modern furnishings to include large dining suite if desired without compromising the proportions on offer - a perfect room for entertaining or cosy haven!



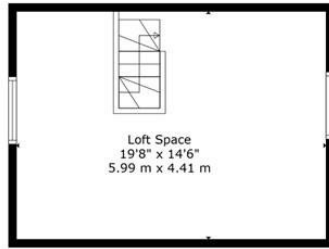


Just off the living room, the professionally designed and installed integrated kitchen is a real treat to behold and has been configured to ensure maximum utilisation whilst striking a balance of stylish practicality. Handless gloss white slab wall and floor installed cabinetry topped with low profile anthracite granite work surfaces creates a linear look and finish, with matching wrap around splash-back ensuring ease of maintenance. Fully equipped with mod cons, there is a washing machine, under counter fridge and freezer, eye-level chrome microwave and matching four burner gas hob, oven and tilted extract canopy, ensuring the aspiring chef of the house has all they need to impress! A deep inset sink with mixer over completes the specification.

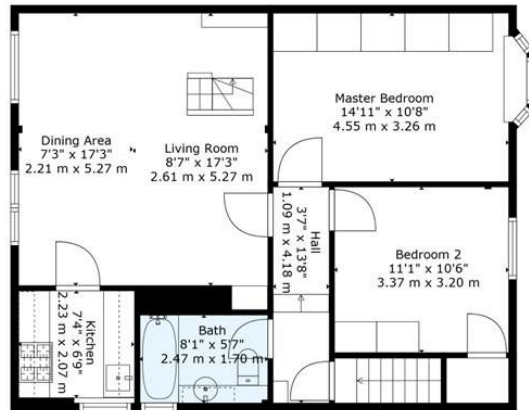
A fixed staircase has been installed within the dining area, providing access to a fully serviced floored roof space with tilting velux window; the vendor has utilised this space as additional storage but could equally be a home office, playroom or variety of uses to suit, subject to gaining planning consent.

Both bedrooms are generous spaces and are afforded spectacular uninterrupted vistas to the front of the property, with Glasgow and beyond visible on a clear day. Peaceful havens, both are able to accommodate several bedroom furnishing configurations and both are fitted with in-built mirrored wardrobe storage, with the master benefiting from fixed storage seating underneath the triplicate bay window.

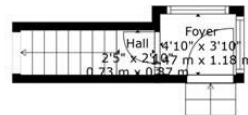
The bathroom completes the internal blueprint and does not disappoint! Fashioned with chic aplomb, the beautiful spa like sanctuary is ready made for soaking away the rigours of a long day! A combination vanity suite with storage houses the dual flush w.c and sink, whilst the bath has thermostatic rainfall shower over.



Floor 3



Floor 2



Floor 1

TOTAL: 957 sq. ft, 89 m²
 Below Ground: 44 sq. ft, 4 m², FLOOR 2: 774 sq. ft, 72 m², FLOOR 3: 139 sq. ft, 13 m²
 EXCLUDED AREAS: LOW CEILING: 145 sq. ft, 13 m²

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

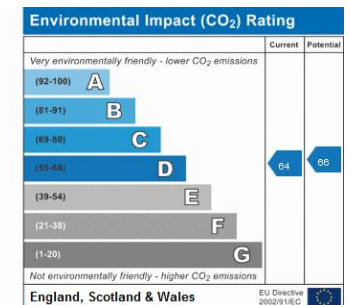
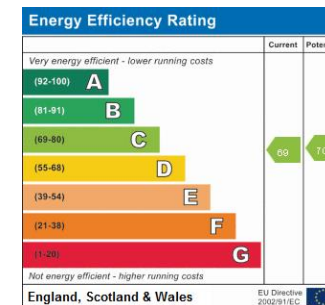


Thoughtful inclusions of mirrored wall storage and chrome heated towel rail combine effortlessly with fully bound white metro wall tiling and sharp gloss black ceramic floor tiles.

To the side and rear of the building, large-scape wooden decking has been installed in a tiered fashion to ensure the sunshine is captured and enjoyed throughout the day when summer comes. Integrated seating and external lighting are additional thoughtful inclusions, with half height surround fencing adding security and privacy. A gorgeous spot to enjoy with family and friends in the warmer months and ideal for dining!

The front garden is laid to lawn and bound with mature hedging for easy upkeep.

In summary, truly one of a kind residence that has been comprehensively improved in all areas with contemporary, tasteful functionality at it's core - a beautiful home for new owners to move in and enjoy from day one!



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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