



Flat 3/2
32 Willoughby Dr
Anniesland
Glasgow
G13 1LZ



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

ACCOMMODATION

This spacious 3rd floor apartment is situated within a highly convenient and sought-after locale and benefits from being in the List 1 catchment area for Jordanhill School. The property offers bright and spacious accommodation extending to hallway, lounge with ample space for dining, south facing balcony, modern fully fitted kitchen with a selection of wall and base units. Two double sized bedrooms which are well proportioned. The lounge and bedroom one enjoy south facing views to the front. The family bathroom has a white 3 piece suite, including a cast iron bath. Further features include gas central heating, boiler upgraded in 2021 and double-glazed windows. Excellent storage facilities including a large walk in cupboard providing a spacious and secure space for larger personal items. Fresh décor throughout. The property would be suitable to a number of purchasers. Viewing is highly recommended.

LOCATION

Anniesland in Glasgow is a well-connected and vibrant area, featuring a range of amenities that cater to diverse needs. Central to its convenience is the Anniesland Train Station, offering regular services to Glasgow city centre and other key destinations, excellent public transport links making commuting straightforward. Additionally, the area is dotted with cafes, restaurants, and pubs, providing ample dining options. Ideally located next to Anniesland Retail Park—a one-stop hub featuring major supermarkets like Morrison's and Lidl, home goods stores.

Green spaces like nearby Victoria Park & Dawsholm Park offer recreational opportunities, perfect for outdoor activities and relaxation. Idyllic walks, plus gyms and a David Lloyd leisure centre are located nearby. The Forth & Canal is nearby for idyllic walks. The presence of educational institutions such as schools, a college and a local library supports a strong community feel.

MEASUREMENTS

LOUNGE	4.8m x 3.9m 15'7 x 12'11
KITCHEN	3.8m x 2.2m 12'7 x 7'3
BEDROOM ONE	3.7m x 3.5m 12'2 x 11'6
BEDROOM TWO	3.6m x 2.7m 11'11 x 9'
BATHROOM	2.4m x 1.4m 7'11 x 4'8

COUNCIL TAX BAND

C

EPC

Band C

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211

