



Modern second floor two-bedroom apartment within the popular Waldo Street development in Anniesland

Benefits from private allocated parking plus well-maintained communal grounds and play area

**Waldo Street, Anniesland, Glasgow, G13 1JZ**

**Offers Over £175,000**

EVE Property are delighted to present to the open market this well maintained and modern two-bedroom second floor apartment, set within the ever-popular Waldo Street development in Anniesland. Positioned in a peaceful residential pocket surrounded by similar style properties, this home will appeal to a broad range of buyers seeking a comfortable and conveniently located property. Early viewing is recommended and can be arranged through our friendly sales team.

## Property Description

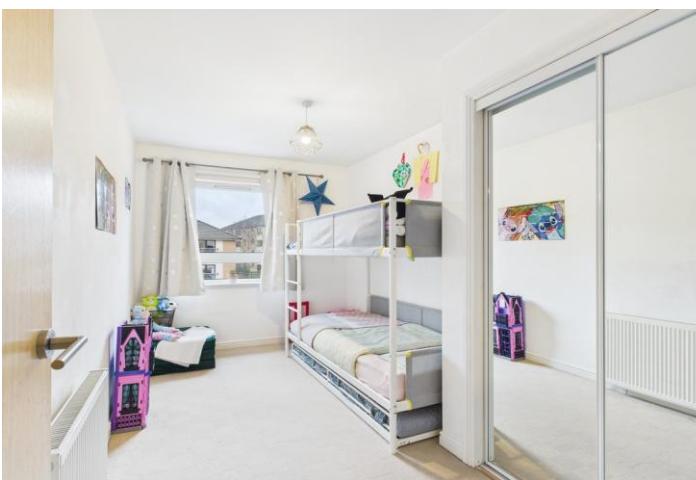
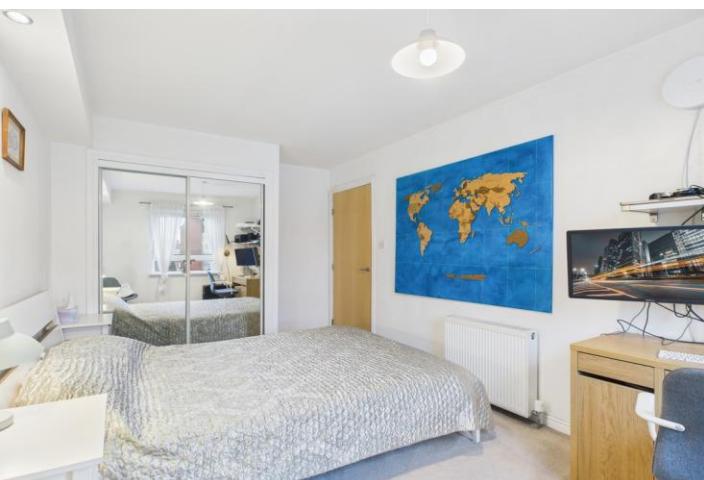
Ideally situated close to a wide range of amenities, transport links, shopping and dining options, the current owner has maintained the property well, resulting in a bright and welcoming home presented in walk-in condition. Bordering the desirable West End, Flat 7, 2/1 further benefits from a private allocated parking space, well tended communal green spaces and a children's play area.

Secure door entry provides access to a well kept communal close. The internal hallway sets the tone for the accommodation, featuring light flooring and neutral décor that flows throughout. A generous walk-in storage cupboard offers excellent space for everyday storage - a particularly useful feature within modern developments.

The spacious lounge to the front of the property provides a comfortable and versatile living area, well suited to both relaxing and entertaining. Large picture windows allow for an abundance of natural light, enhancing the proportions of the room, with ample space for lounge furniture and a dining area.

The galley-style kitchen has been fitted with practicality in mind, offering shaker-style wall and base units complemented by black laminate worktops and tiled splashback. Integrated appliances include a dishwasher and fridge freezer, alongside a four-burner gas hob, stainless steel oven and extractor canopy.

There are two well proportioned double bedrooms, both finished in neutral tones with carpet flooring and benefiting from built-in mirrored wardrobes.

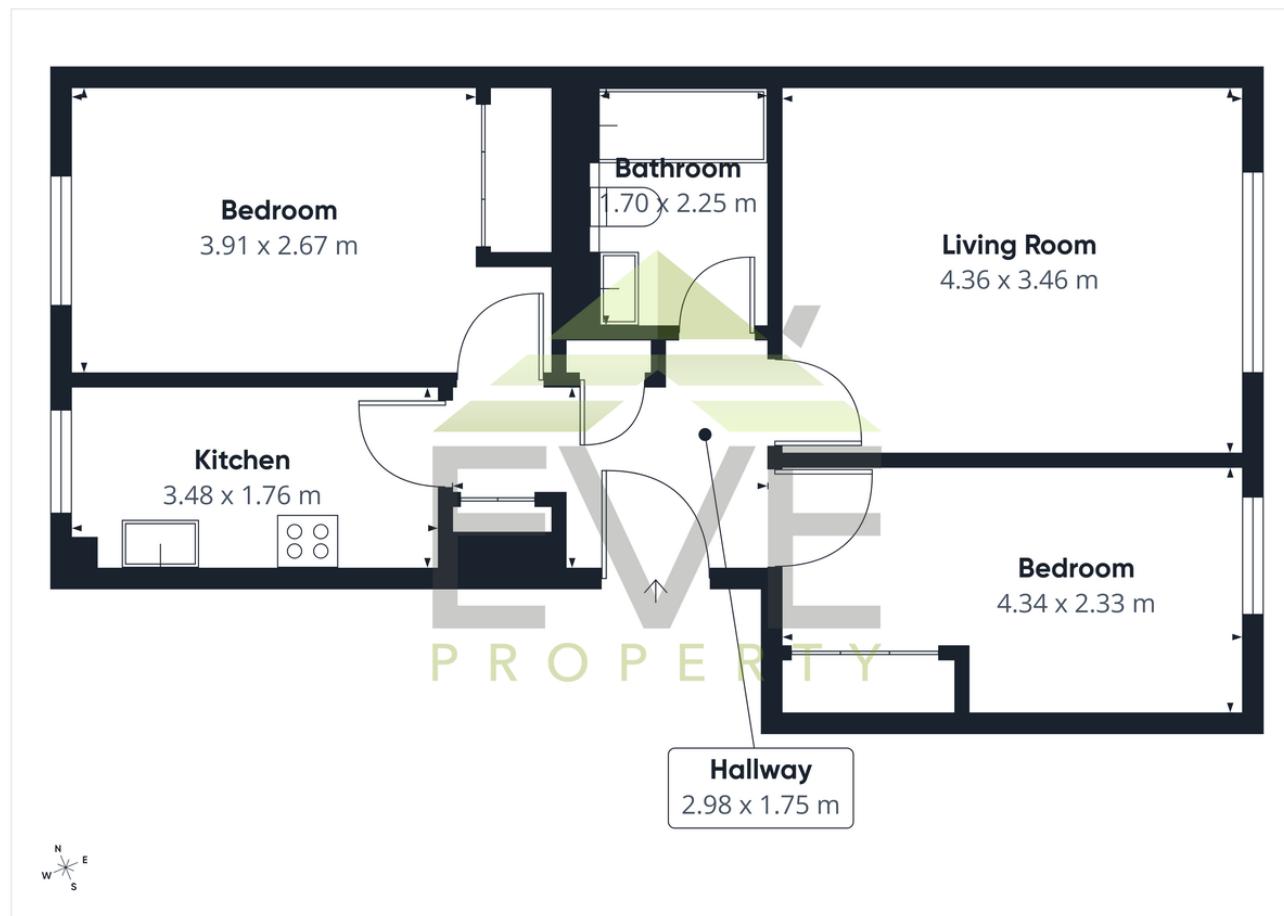




A modern bathroom completes the accommodation, comprising a white three-piece suite with bath and thermostatically controlled shower over, low flush W.C. and wash hand basin. The bathroom has been plumbed and powered for a washing machine and tumble dryer, allowing for additional space within the kitchen.

The property is further enhanced by gas central heating and double glazing.

Waldo Street is a quiet residential development conveniently positioned just off Great Western Road and close to Anniesland Cross. Anniesland Rail Station is within easy walking distance, providing regular services to Glasgow City Centre and Edinburgh. A variety of supermarkets including Morrisons, M&S Food and Aldi are located nearby. Excellent road links are available via the Clyde Tunnel and M8 motorway network, offering straightforward access to Glasgow City Centre, Glasgow Airport, Edinburgh 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 and 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