



## 255 Drumchapel Road, Glasgow, G15 6DN

Offers over £62,500



Elevate Property Services are delighted to present this spacious TWO bedroom ground floor flat to market. Situated within a popular area of Drumchapel, the property offers excellent potential for renovation and is conveniently located within walking distance of local amenities and excellent public transport links. Early viewing is recommended, as this home is expected to appeal to a variety of purchasers.



## Further Information

Externally, the property benefits from ample on-street parking and well-kept communal gardens to the front and rear with shared drying green. Secure door entry provides access to a well-maintained close, with the property conveniently positioned on the ground floor.

Entry into the property itself is via a modern uPVC door into a welcoming reception hallway, which offers access to all apartments and includes useful storage. The lounge is generously proportioned with a large window allowing natural light to fill the space. The fitted kitchen overlooks the rear communal grounds and features a range of wall and base-mounted units, paired with coordinating worktops. Integrated appliances include a gas hob and oven, with additional space for freestanding appliances.

The property offers two well-proportioned bedrooms, both benefiting from fitted storage. The property is completed by a modern, fully tiled family bathroom, comprising a bath with overhead electric shower, wash hand basin and W.C.

Further benefits include gas central heating and double glazing throughout providing a positive energy efficiency rating.

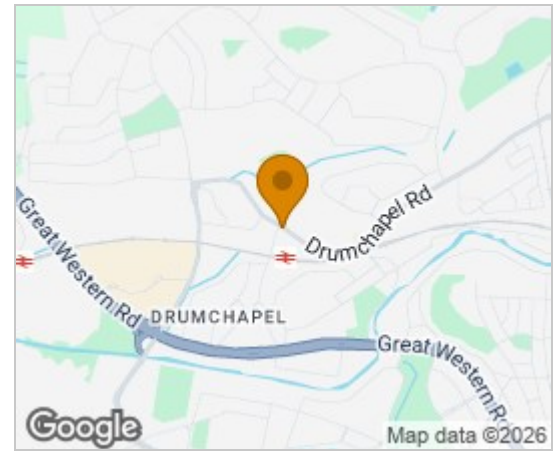
Perfectly situated within walking distance of highly sought after primary and secondary schooling, this property will particularly appeal to families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is ideal.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

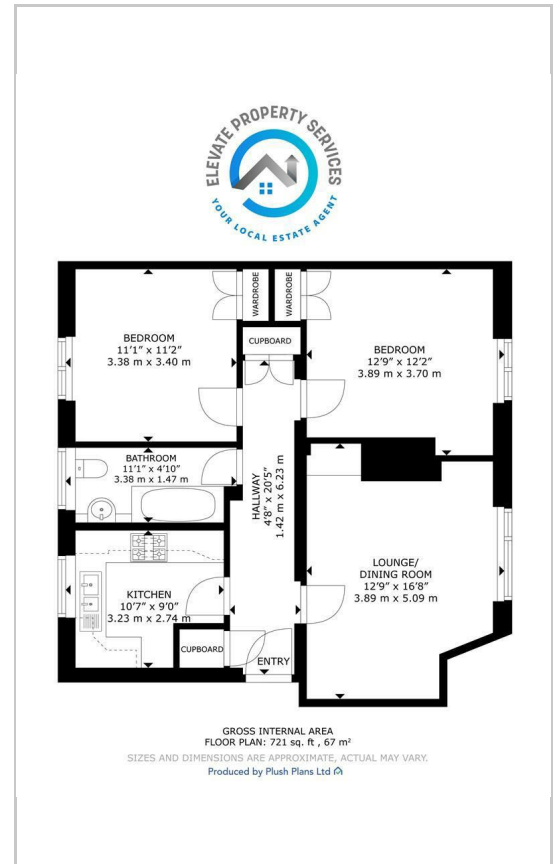
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

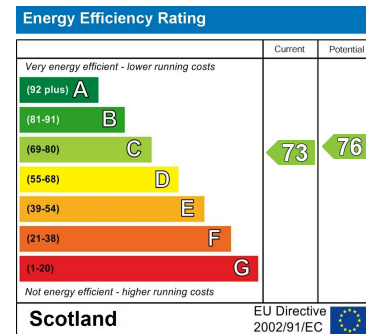
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.