



- Immaculately presented two-bedroom lower cottage flat
- Highly sought-after Athelstane Road location
- Spacious and naturally bright lounge

36 Athelstane Road, Glasgow, G13 3NX

EVE Property are delighted to bring to the market this beautifully presented two-bedroom lower cottage flat, ideally positioned on the highly sought-after Athelstane Road. Offering well-proportioned accommodation, stylish contemporary finishes and excellent outdoor space, this attractive home is sure to appeal to a wide range of buyers. Early viewing is strongly advised.



Property Description

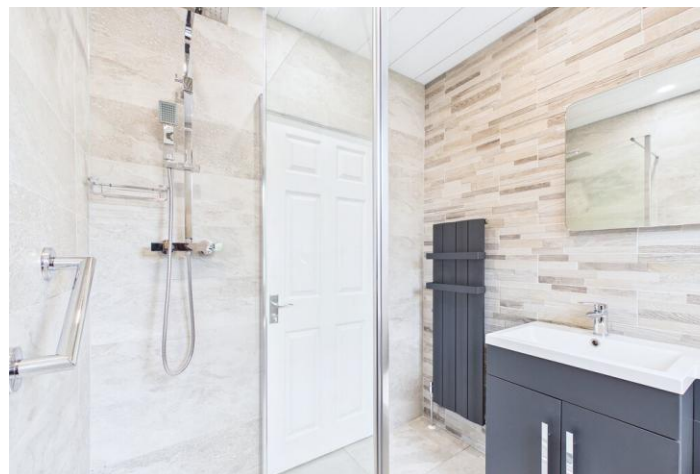
EVE Property are delighted to bring to the market this beautifully presented two-bedroom lower cottage flat, ideally positioned on the highly sought-after Athelstane Road. Offering well-proportioned accommodation, stylish contemporary finishes and excellent outdoor space, this attractive home is presented in true walk-in condition and is sure to appeal to a wide range of buyers. Early viewing is strongly advised.

The property is entered via a welcoming hallway, providing access to all main apartments. Finished in neutral tones, the entrance creates a bright and pleasant introduction to the home.

A generous lounge provides an inviting setting for both everyday living and entertaining, benefiting from a bright and airy feel, tasteful décor and excellent natural light.

The contemporary kitchen is fitted with a range of high-gloss white units, quality work surfaces and excellent storage provision. Integrated appliances include a double electric oven and electric hob, with space and plumbing provided for a washing machine, dishwasher and fridge freezer. A door from the kitchen leads directly out to the rear gardens, making the space particularly practical for day-to-day living and entertaining.

There are two well-sized double bedrooms, both offering comfortable accommodation with plenty of room for freestanding furniture. Their generous proportions provide flexibility for a variety of furniture arrangements and uses.





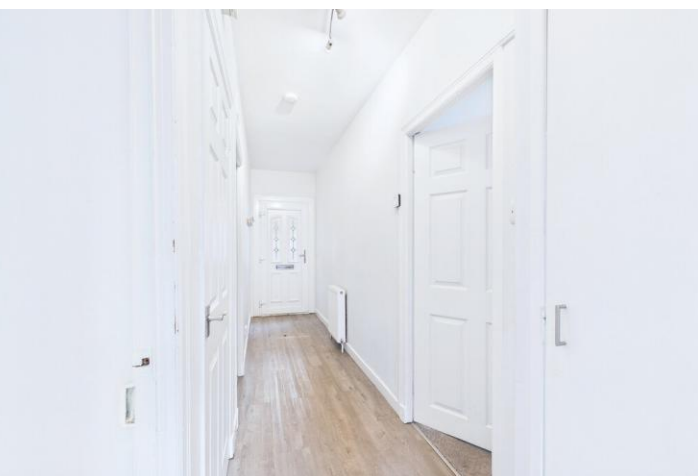
The shower room has been recently upgraded and finished to a high standard. The stylish suite comprises a large walk-in shower enclosure with thermostatically controlled rainfall shower, together with a contemporary dual vanity unit incorporating an integrated WC and useful storage.

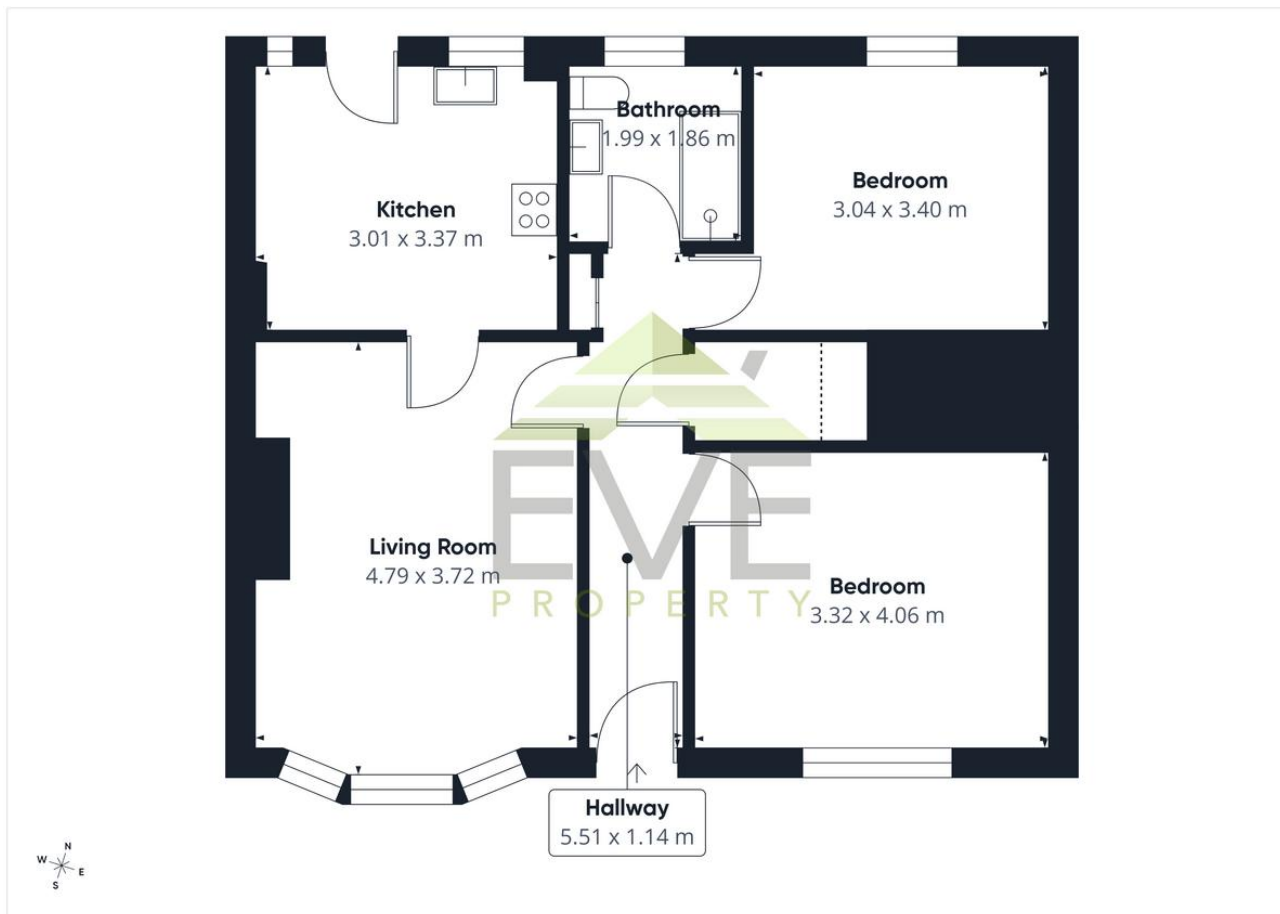
Externally, the property enjoys attractive private front gardens, along with both private and shared rear garden areas. The outdoor space provides an excellent opportunity for those who enjoy gardening, relaxing outdoors or entertaining during the summer months.



Additional benefits include gas central heating, double glazing and unrestricted on-street parking.

Athelstane Road is situated within the popular Knightswood area, offering easy access to a broad selection of local amenities, including shops, supermarkets, schools and leisure facilities. Excellent public transport connections and nearby road links provide straightforward access to Glasgow City Centre, the West End and surrounding areas, making the property well suited to commuters, couples and families alike.





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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.