



- TWO BEDROOM LOWER APARTMENT
- STYLISH DECORATION AND MODERN FURNISHINGS
- GAS CENTRAL HEATING

## 86 Howth Drive, Anniesland, Glasgow, G13 1RE

EVE Property are delighted to bring to the rental market this well-presented two-bedroom lower cottage flat complete with modern furnishings and located in a quiet residential cul-de-sac on Howth Drive. Ideally positioned close to Anniesland Rail Station, David Lloyd Club, Anniesland Cross, and a range of supermarkets including Morrisons, Lidl, Aldi, and M&S Food, the property combines peaceful surroundings with exceptional convenience.

## Property Description

Located within a quiet residential cul-de-sac on Howth Drive, this well-presented two-bedroom lower cottage flat offers modern furnishings, private outdoor space, and excellent local amenities within walking distance. Ideally positioned close to Anniesland Rail Station, David Lloyd Club, Anniesland Cross, and a range of supermarkets including Morrisons, Lidl, Aldi, and M&S Food, the property combines peaceful surroundings with exceptional convenience.

The accommodation comprises a bright and spacious lounge furnished with a contemporary grey corner sofa and coffee table. Both double bedrooms feature fitted wardrobes, double beds, and newly fitted grey carpeting. A versatile additional public room, currently arranged as a home office with desk and chair, could equally serve as a dining room, study, or occasional guest room.

The recently installed bathroom is finished to a modern standard and includes a white three-piece suite, thermostatically controlled shower, and heated towel rail. The fitted kitchen is equipped with an electric oven, gas hob, washing machine, and fridge freezer, while a uPVC half-glazed door provides direct access to the enclosed private rear garden. Designed for low-maintenance living, the garden is fully slabbed and offers an attractive outdoor space for relaxing or entertaining.

Further benefits include modern décor throughout, laminate flooring to the entrance vestibule and lounge, ample internal storage, a useful external storage cupboard, gas central heating, double glazing, and a designated parking bay.

Situated in a peaceful yet highly accessible location, the property enjoys excellent transport links. Anniesland





Rail Station is just a short walk away, providing direct services to Glasgow City Centre and Edinburgh, while the nearby Clyde Tunnel and M8 motorway network offer easy access to Glasgow Airport and destinations across Central Scotland.

This attractive home is expected to generate strong interest and would suit professionals, couples, or small families seeking comfortable accommodation in a convenient west Glasgow location. Early viewing is highly recommended.

EPC - C

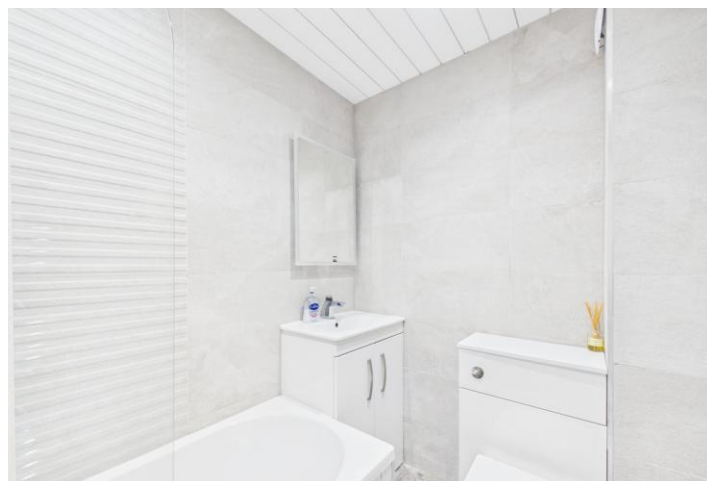
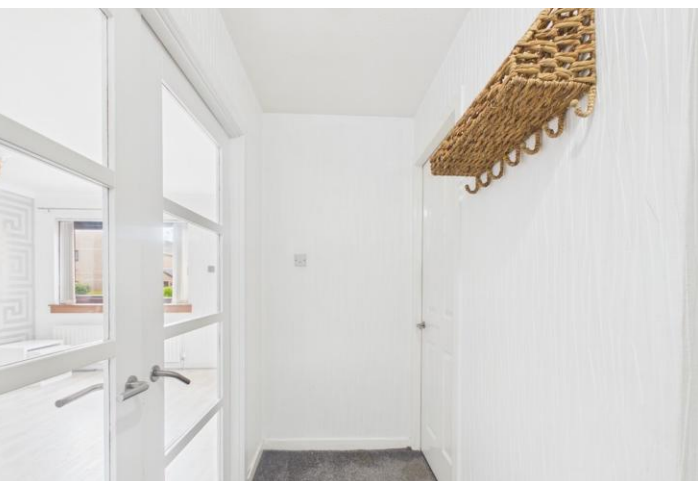
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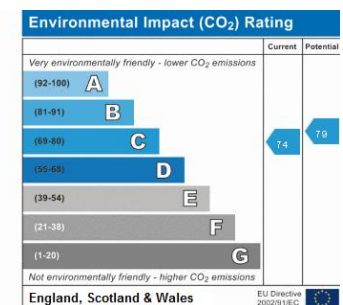
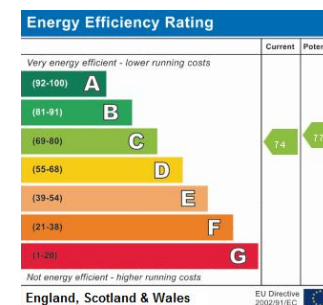
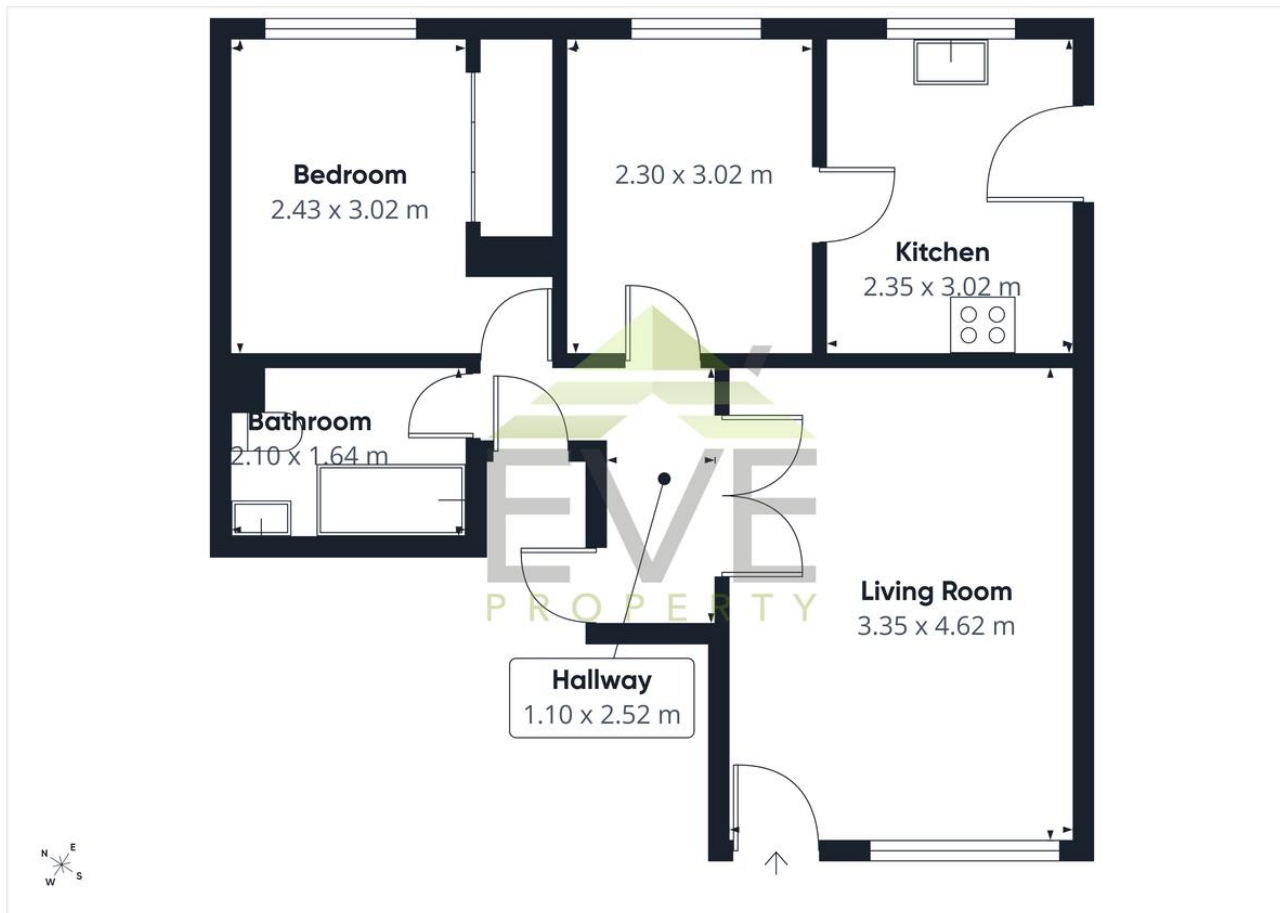
Letting Agent Registration Number - LARN1902082

Landlords Registration Number - 1781735/260/16052



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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 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