



Well maintained two-bedroom top floor flat

Located on Bearsden Road in the popular Anniesland area

Set within a well-kept building with secure door entry

Bearsden Road, Anniesland, Glasgow, G13 1LA

Offers Over £144,995

EVE Property are delighted to present to the open sales market this well maintained two-bedroom top floor flat, ideally positioned on Bearsden Road within the popular Anniesland district of Glasgow. Set within a well-kept traditional building with secure door entry and shared gardens to the rear, this attractive home will appeal to a range of buyers. Early viewing is highly recommended.



## Property Description

Ideally situated close to shops, supermarkets, cafés and public transport, the current owner has maintained the property to a high standard, resulting in a bright and welcoming home presented in true walk-in condition. Anniesland is a well-connected residential area bordering Glasgow's desirable West End, offering excellent convenience for commuting and leisure.

Access to the property is via a well-maintained communal close with secure entry, leading to the top floor. The accommodation opens into a welcoming reception hallway with storage and access to all apartments.

The spacious open plan lounge and kitchen to the front of the property is flooded with natural light from a large bay window, further enhanced by high ceilings and fresh neutral décor. The lounge offers a comfortable sitting area, seamlessly connecting to the modern kitchen which is fitted with gloss wall and base units, complemented by light oak laminate worktops. Appliances include an electric oven, gas hob, with space and servicing for a washing machine and under counter fridge freezer.



There are two well-proportioned double bedrooms, one positioned to the front and one to the rear of the property. The rear bedroom benefits from floor-to-ceiling fitted wardrobes, providing excellent storage. Both bedrooms are finished in neutral tones and benefit from the same high-quality wooden flooring that flows throughout the main living areas.

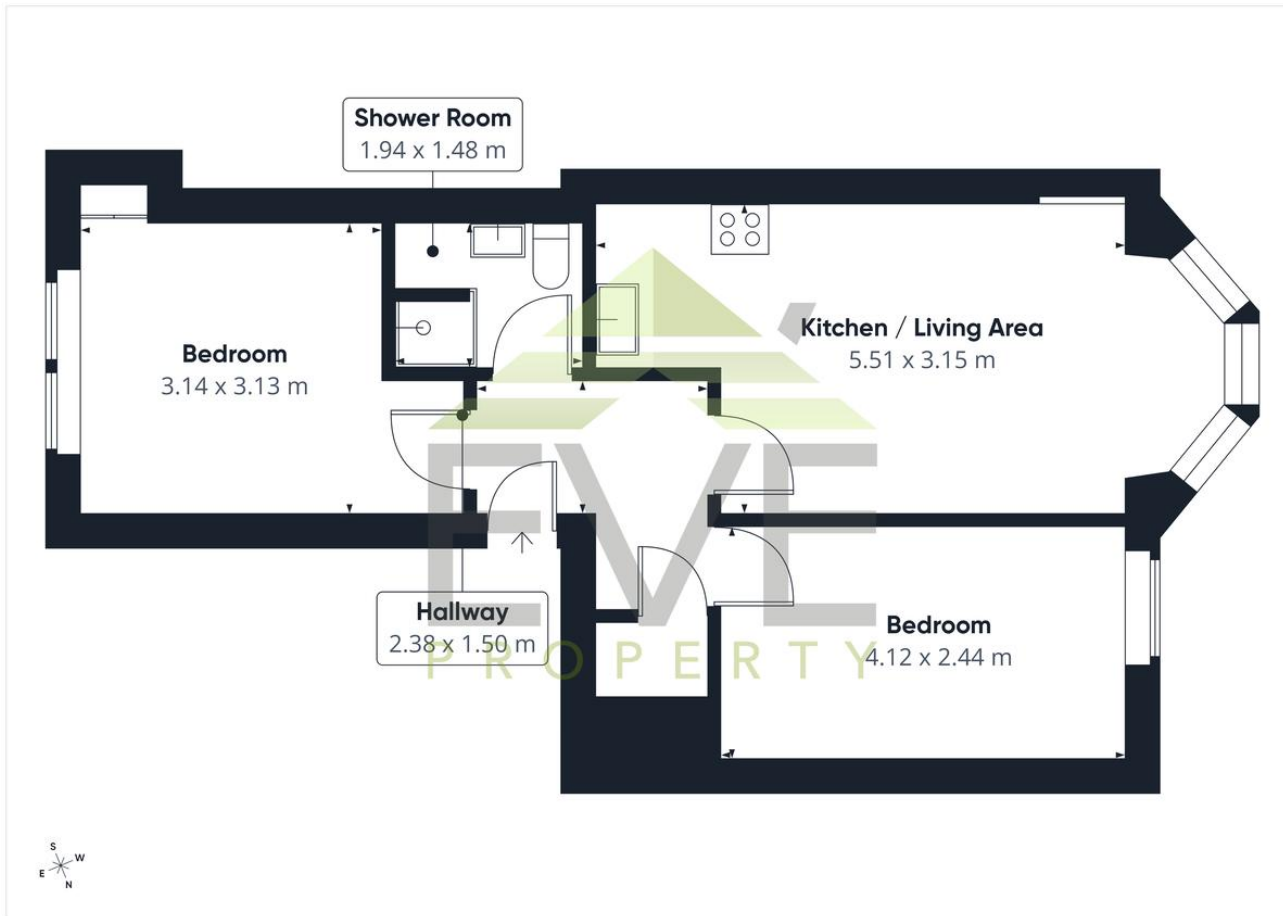
A modern shower room completes the accommodation, comprising a shower cubicle with thermostatically controlled shower, vanity unit and contemporary tiling.



Further benefits include gas central heating, secure door entry and well-maintained communal areas including shared rear gardens. The property has been carefully decorated and maintained by the current owner.

Bearsden Road is a highly convenient location within Anniesland, offering a variety of local amenities including supermarkets, independent shops, cafés and leisure facilities. Anniesland Rail Station is within easy reach, providing regular services to Glasgow City Centre and beyond. Excellent road links are available via Great Western Road, the Clyde Tunnel and the M8 motorway network, offering straightforward access across Glasgow and further afield.

A superb opportunity for buyers seeking a well located home in a desirable West Glasgow setting.



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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 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