

88 Aros Drive, Glasgow, G52 1TL

Offers over £240,000

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Elevate Property Services are delighted to present this splendid two-bedroom semi-detached villa with additional loft space, situated within the highly sought-after area of Mosspark. Tastefully presented throughout, this appealing home offers comfortable accommodation, a versatile layout and excellent outdoor space. Ideally positioned close to local amenities, well-regarded schooling, transport links and the popular Pollok Country Park, the property is sure to appeal to families, first-time buyers and a variety of purchasers alike. Early viewing is highly recommended for all interested parties!







Further Information

Externally, the property benefits from a private multi-car driveway providing convenient off-street parking, alongside additional on-street parking and low-maintenance gardens.

Entry into this splendid family home is via the front of the building into a welcoming hallway which provides access to the principal accommodation and firstly to the lounge. The bright lounge features a large bay window, allowing plenty of natural light into the room and creating a comfortable setting for everyday living. Positioned towards the rear of the lounge, the separate dining area overlooks the rear garden, offering a pleasant space for family meals and entertaining. This room offers flexibility for a variety of uses, such as a third bedroom or home office etc. The modern fitted kitchen features a range of wall and base units, complemented by generous worktop surfaces to provide useful storage and preparation space. Integrated appliances include a gas hob, eye-level oven and extractor hood, with additional space available for a free-standing fridge-freezer, washing machine, tumble dryer and dishwasher. Direct access to the rear garden further enhances the practicality of the layout.

On the upper level, the property offers two well-proportioned bedrooms, with one benefiting from useful, fitted storage. Completing the accommodation on this level is a fully-tiled family bathroom comprising of a shower over the bath, wash-hand basin set within a vanity unit and W.C. The attic space has been cleverly utilised as a further sitting area, offering a versatile space which could be adapted to suit a variety of needs. This provides useful additional accommodation beyond the principal living areas.

The rear garden is definitely a highlight of this fantastic property, offering an attractive outdoor setting and incorporating areas of decking, lawn and patio and plenty of space to relax and enjoy the warmer months. Fully enclosed, the garden provides a variety of spaces for outdoor dining, entertaining and children's play, making it particularly appealing to families and pet owners.

Situated within the popular area of Mosspark, the property enjoys a convenient position close to a range of local amenities and recreational facilities. Pollok Country Park is located nearby, offering access to woodland walks, open green space and outdoor activities. Mosspark Primary School and Corkerhill train station are also within walking distance, while Glasgow Clyde College's Cardonald Campus is a short distance away. Excellent road connections, including access to the M77, provide convenient links towards Glasgow City Centre, Glasgow Airport and surrounding areas.

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.

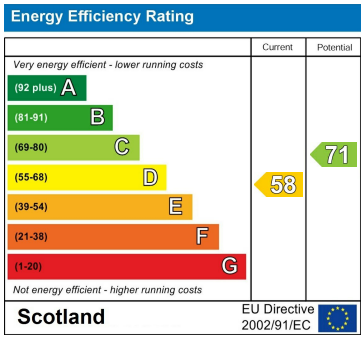
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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