



PROPERTY  
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Netherton Avenue  
Glasgow  
G13 1BW

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## Offers Over £155,000

This modern two-bedroom ground floor flat offers one of the preferred layouts of accommodation, located in a quiet residential area just outside of Glasgow in Anniesland. Set within a modern and well-maintained development, this impressive home is ideally suited to professionals, couples, downsizers, or investors seeking a property in true walk-in condition.

The apartment is in excellent order throughout and features modern finishes. The property benefits from quality flooring throughout, with neat carpeting in the master bedroom and a superb family-sized bathroom. To the rear, residents benefit from access to a spacious communal garden, which is neatly maintained and thoughtfully arranged, offering a practical and pleasant outdoor space. The development also benefits from shared residential parking, ensuring ease of day-to-day living.

The building is finished with a combination of mainly facing brick with render detailing and is accessed via a security-controlled entry door leading to a freshly painted communal hallway.



Home Report Valuation  
£165,000



Upon entering, the property is in excellent order and comprises a hallway with an good sized storage cupboard. The large main lounge/living room features two floor to ceiling modern windows, generating an abundance of natural light. There is also a spiralling light fitting, creating a warm feel to the lounge. This room also offers, there is plenty of space for a breakfast-sized table.



The open-plan kitchen is very well finished with quality cherry wood storage units, an integrated hob and oven, space for a fridge freezer, a built-in storage cupboard, and attractive modern tiling to the rear.

There are two double bedrooms, the master of which has an en-suite shower room with a shower stall, wash hand basin, and WC. The main modern bathroom has a large bath with a shower over the bath, cream tiled walls, and ceiling-mounted lights.

The second bedroom, located beside the master bedroom, is a bright and spacious room with a large window. This space could also be easily converted into a home office.

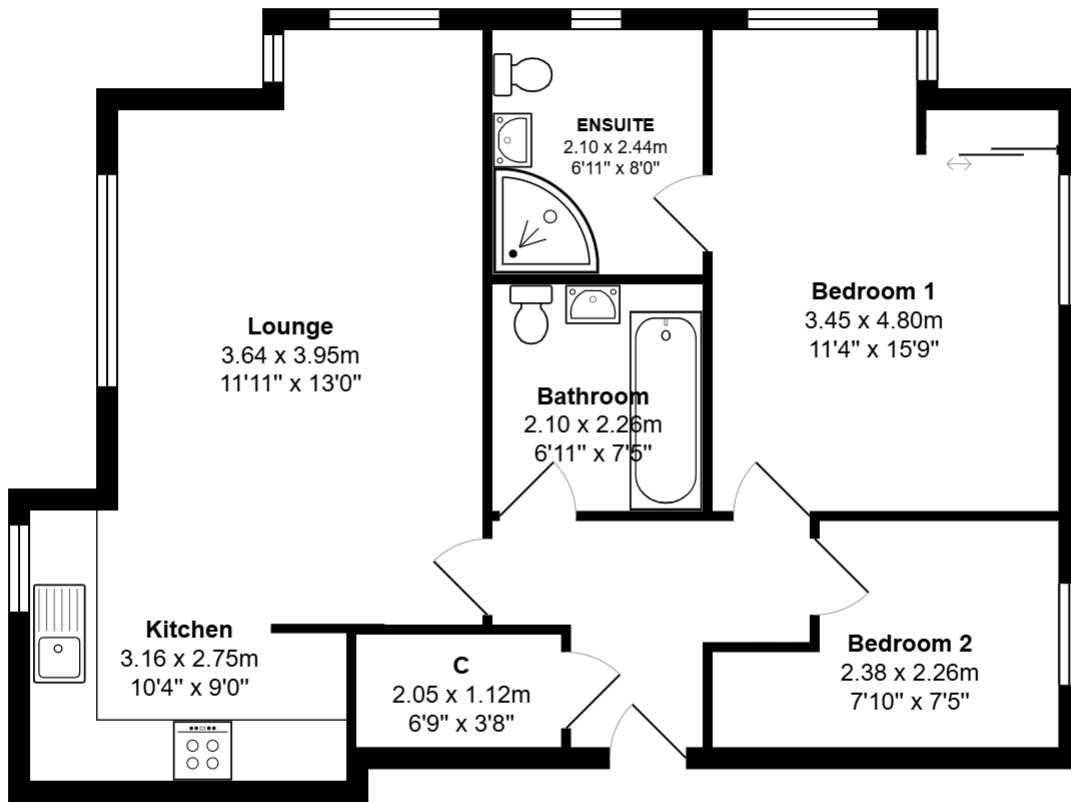


The property benefits from double glazing and is heated via gas central heating.

## Vendor Comments

*This property has been a wonderful place to call home, providing a warm and welcoming atmosphere from the moment you step inside. Its location just outside of Glasgow is ideal, with everything you need just a short distance away (David Lloyd leisure centre, Morrisons, train station and bus stop walkable distances, pub/restaurant). There is plenty of car parking for owners and visitors. This makes life more enjoyable and convenient. It is a home that truly combines comfort, charm, and accessibility, and it has been a pleasure living here.*

## Flat 0/1, 2, Netherton Avenue, Glasgow, G13 1BW



Total Area: 68.0 m<sup>2</sup> ... 732 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Location

A short distance from amenities in Anniesland and conveniently located for gaining quick, easy access to major road networks - Glasgow University's Garscube Campus is less than twenty minutes' walk. Within minutes of leaving the development it is possible to reach supermarkets, shops, rail station and bus services. Netherton Avenue backs towards the Forth & Clyde Canal and as such it is possible to gain quick access to the tow path for evening walks or weekend cycles.





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