



PROPERTY
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Heathcot Avenue
Drumchapel, Glasgow
G15 8NT

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Offers Over £80,000

A first floor 3 bedroom flat located just west of Glasgow in Drumchapel, set on a quiet one-way road with plenty of parking. This flat benefits from a large rear communal garden, great-sized rooms, and a lovely balcony area.



The flat is traditionally constructed with a rendered exterior beneath a pitched tiled roof.

To the front of the property is a low maintenance garden area, which has beautiful greenery and a pathway leading up to the security controlled doorway.



At the rear, there is a great communal garden area with drying poles, well maintained grass, and a level pathway in the centre.

Internally, the property is very well presented and in good condition throughout, featuring bright and generously sized rooms.



Home Report Valuation
£85,000



The entry is via a security entry door leading up a flight of stairs to the flat.

To the front of the property there is a beautiful lounge area featuring a large picture window that provides an abundance of natural light. The room also benefits from laminate flooring and a glass-panelled door.



To the rear, the kitchen is well maintained with floor and wall-mounted storage units in a light-coloured finish. There is ample worktop space, a free-standing fridge/freezer, a free-standing four-burner hob and oven, and a large sink area. There is a wall-mounted boiler located to the rear of the kitchen.

There are three bedrooms, the principal bedroom featuring a large picture window and excellent space for wardrobes. The second bedroom is located to the front, featuring carpet flooring and ample storage space, with the third bedroom neighbouring, featuring laminate flooring and a great view out the front.



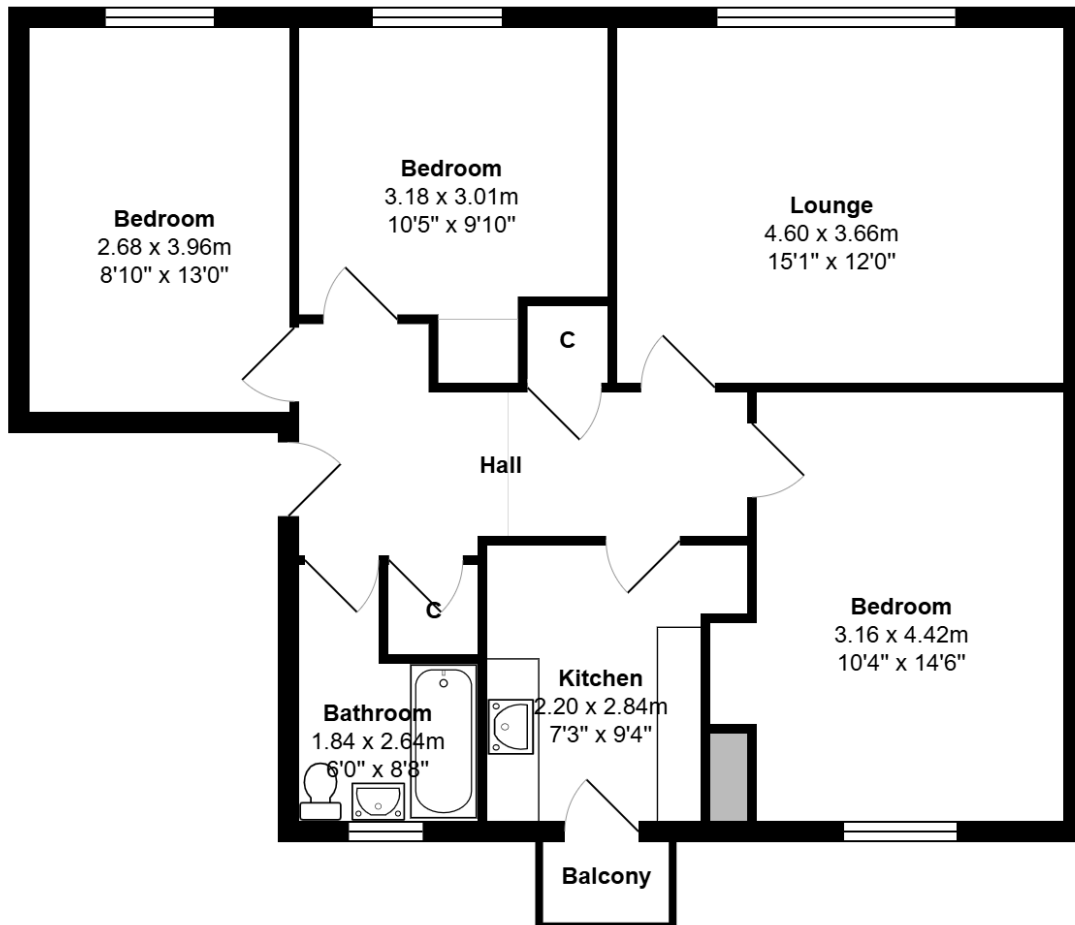
The bathroom is fitted with tiled walls, a large bath, and tiled flooring. There is an electric shower in the bath accompanied by a W.C.

The property further benefits from gas central heating and double glazing.

Vendor Comments

This has been a brilliant flat, with bright and spacious rooms on a quiet one-way road. It also benefits from a lovely communal garden and a balcony, providing excellent outdoor space.

Flat 1/2, 16, Heathcot Avenue, Glasgow, G15 8NT



Total Area: 75.5 m² ... 812 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Location

Heathcot Avenue is quietly situated while remaining ideally placed for a wide range of local amenities. Great Western Retail Park and Clydebank Shopping Mall are within easy reach, providing excellent shopping facilities, supermarkets and everyday services. The A82 commuter route offers swift access to Glasgow City Centre, Glasgow Airport and Loch Lomond, while regular bus and rail links nearby connect to Glasgow, Edinburgh, Helensburgh and Balloch.





www.propertybureau.co.uk

Glasgow Stirling Helensburgh Lanarkshire

Melville House, 70 Drymen Road, Glasgow, G61 2RH

enquiries@propertybureau.co.uk
0141 943 1110

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