



2/2, 64 Strathblane Gardens, Glasgow, G13 1BX

Beautifully Presented, Two-Bedroom, Second-Floor Flat

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Property Description

Beautifully presented, two-bedroom, second-floor flat, forming part of an established residential development. Situated in a quiet, leafy cul-de-sac in the sought-after Anniesland area, north of Glasgow city centre.

Comprises an entrance hallway, open-plan living and kitchen area, two double bedrooms, an en-suite, and a bathroom.

Highlights include a modern fitted kitchen, a contemporary bathroom, and a Paris-style balcony offering a convenient outdoor retreat. In addition, the property benefits from gas central heating, double glazing, and generous storage space.

This cul-de-sac development sits beside the Clyde Canal and offers shared green spaces along with residents' parking.

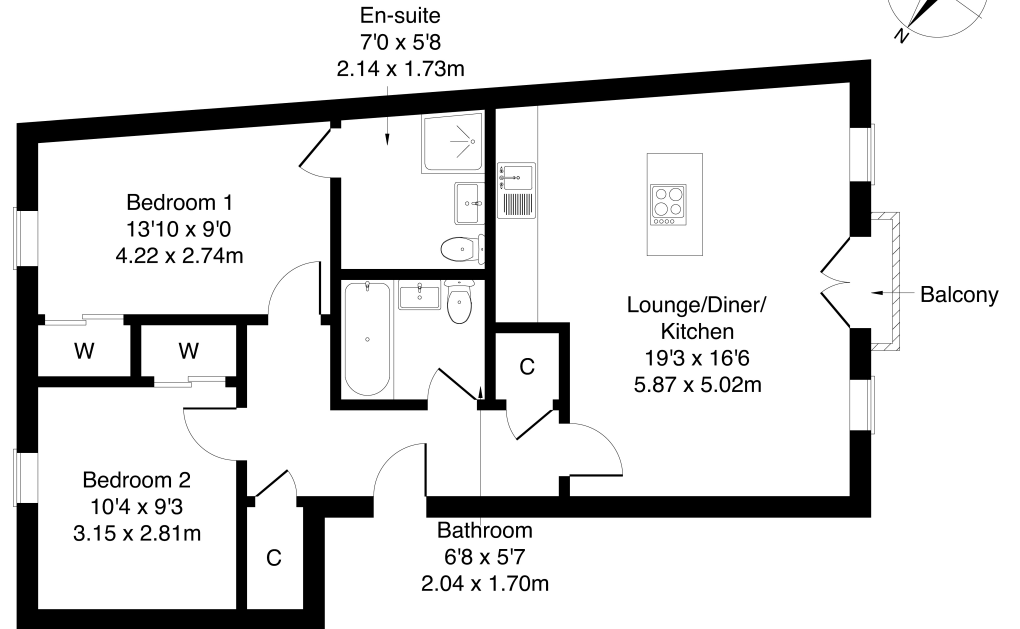
An inviting entrance hallway provides access to all rooms within the property and includes two built-in storage cupboards for added convenience. The open-plan living and kitchen area features wood-effect flooring, central light fittings, a wall-mounted TV point, and French doors leading out to the private balcony. The stylish kitchen is fitted with under-cabinet spotlighting, stone-effect worktops, a tiled splashback surround, and a stainless-steel sink with drainer. Appliances include an oven, fridge/freezer, dishwasher, and an electric hob with a canopy above.

Both bedrooms are generously proportioned double rooms, each carpeted for comfort and offering built-in sliding door wardrobes that provide excellent storage. The principal bedroom benefits from a contemporary en-suite shower room, while the second bedroom is equally versatile, ideal for use as a guest room, home office, or nursery. Completing the accommodation, the modern three-piece bathroom is fitted with a tiled splashback surround, a shower over the bath, and quality fixtures and fittings.



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Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Anniesland offers a mix of traditional tenements and modern homes, ideally situated for easy access to both the city centre and the West End. The area benefits from well-regarded schools at nursery, primary and secondary levels, and convenient links to Great Western Road, Anniesland Cross, Dumbarton Road, the city centre and West End. Residents enjoy a wide variety of high street shops, supermarkets and leisure facilities, including the Botanic Gardens,

Kelvingrove Art Gallery, public parks and leisure centres. Anniesland has excellent public transport with regular bus services and Anniesland railway station, while the Clyde Tunnel and expressway provide easy car access to the central belt for commuters.





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