



59 Netherton Road, Anniesland, Glasgow, G13 1LJ

Light & Well-Presented Two Bedroom Lower Flat

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Property Description

Light and well-presented, two-bedroom, lower flat with a private front garden. The property is located in the popular Anniesland residential area, north-west of Glasgow city centre.

Comprises: a vestibule, hall, living/dining room, kitchen, two double bedrooms, and a family bathroom.

Highlights include a fitted kitchen, double glazing, gas central heating, and good storage including built-in wardrobes for both bedrooms.

Externally, there is a lawn and a paved path to the front, a large well-kept shared green to the rear, plus unrestricted residential and street parking.

Accessed via a vestibule, the carpeted entrance hall offers a built-in store cupboard and grants access throughout. Southerly-facing to the rear of the property, a good-sized living room has a store cupboard, a window alcove, coving, and has ample room for both lounge and dining furniture.

Set to the front, a bright kitchen includes fitted units, stone-effect worktops, a tiled surround, a sink with drainer, and an integrated oven and gas hob with a filter fan above.

Bedroom one is rear-facing and includes carpeted flooring, a built-in mirrored wardrobe and a central pendant light fitting, while similarly finished bedroom two is set towards the front.

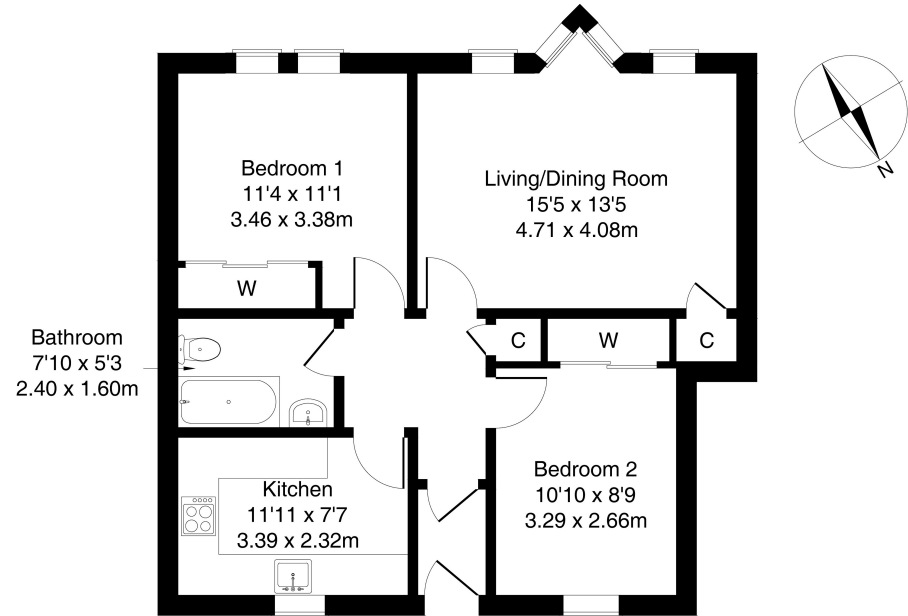
Set internally, the bathroom is fitted with a three-piece suite, including a shower unit over the bath, tiled flooring and splash walls.

A Virtual 360 Tour is available online.



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Approximate Gross Internal Area: (646 sq ft - 60 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 has a mixture of traditional tenements and modern developments and is ideally placed for access to both the City centre and the West End. The area has well regarded schools at nursery, primary and secondary levels and is conveniently located for access to Great Western Road, Anniesland Cross, Dumbarton Road, the City Centre and West End, where a wide variety of high street names, supermarkets and leisure facilities,

including the Botanic Gardens, Kelvingrove Art Gallery, public parks and leisure centres cater for most requirements. Anniesland has a good public transport system with regular bus services, Anniesland railway station, and for those who commute by car, the Clyde Tunnel and expressway allow the commuter easy access to the central belt.





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