



Estate Agents and Solicitors

97 Fulton Street, Anniesland, Glasgow, G13 1DP

Beautifully-Presented Two Bedroom, End-Terrace House

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Property Description

Beautifully-presented two bedroom, end-terrace house, with a driveway and private garden, located on a generous plot in the Anniesland area, northwest of Glasgow city centre.

Comprises: an entrance hall, living room, kitchen, two double bedrooms, a converted loft, and a bathroom.

Upgraded and tastefully finished throughout, highlights include a modern fitted kitchen and bathroom suite, and light neutral decor. In addition, there is a wood-burning stove, front-facing bay window, contemporary flooring and lighting, gas central heating, and double glazing.

Externally, there is a low-maintenance mono-blocked multi-car driveway, and a terraced south-facing rear garden with a patio, lawn, and storage shed.

The entrance hall has space for outerwear and features tiled flooring which continues into the bathroom and kitchen. Set to the front, the comfortable lounge includes a front-facing bay window and a quality wood-burning stove, along with carpeted flooring, recessed spot lighting, and a wall-mount TV point.

Rear-facing, the good-sized kitchen includes modern fitted units, quality solid laminate worktops with a matching upstand, a sink with drainer, unit downlighting, and an integrated fridge, freezer, double oven, and a gas hob with a glass backsplash.

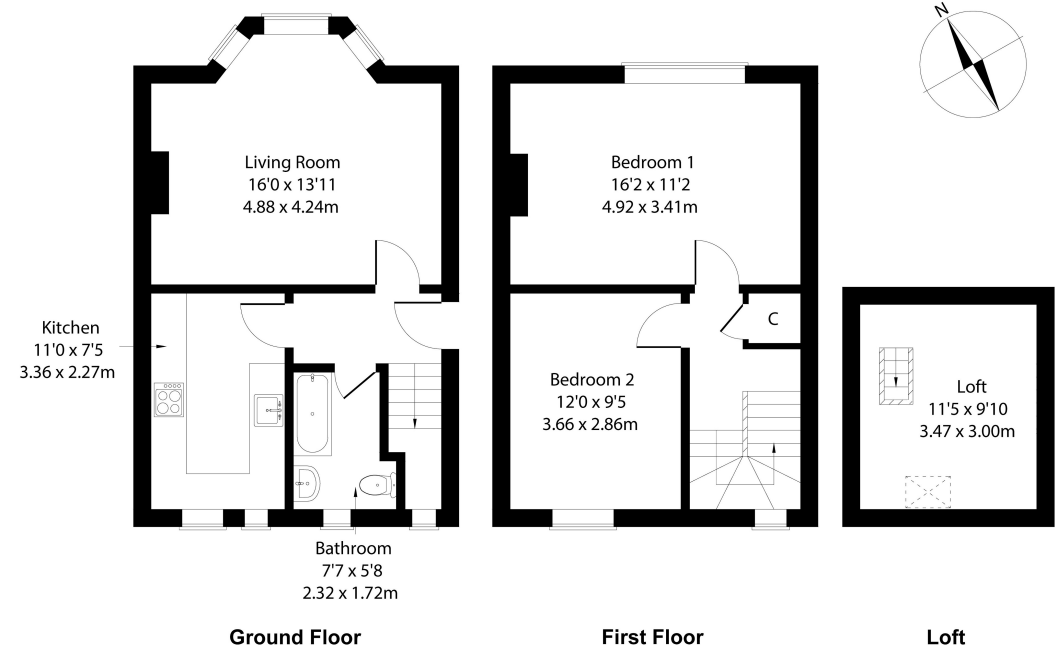
Also on this level, the family bathroom similarly faces the rear, and is fitted with a modern suite including a mains shower over the bath, a ladder style radiator and tiled splash walls.

Upstairs, the upper hall has a deep built-in store cupboard, carpeted flooring and gives access to the two double bedrooms and to the sizeable converted loft with carpeted flooring and a skylight window.

Both double bedrooms are generously proportioned and offer ample space for freestanding storage, carpeted flooring and recessed spot lighting.

A Virtual 360 Tour is available online.

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Approximate Gross Internal Area: (893 sq ft - 83 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 there is a wide

variety of high-street names, supermarkets and leisure facilities, including the Botanic Gardens, Kelvingrove Art Gallery, public parks and leisure centres. 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 grants the commuter easy access to the central belt.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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