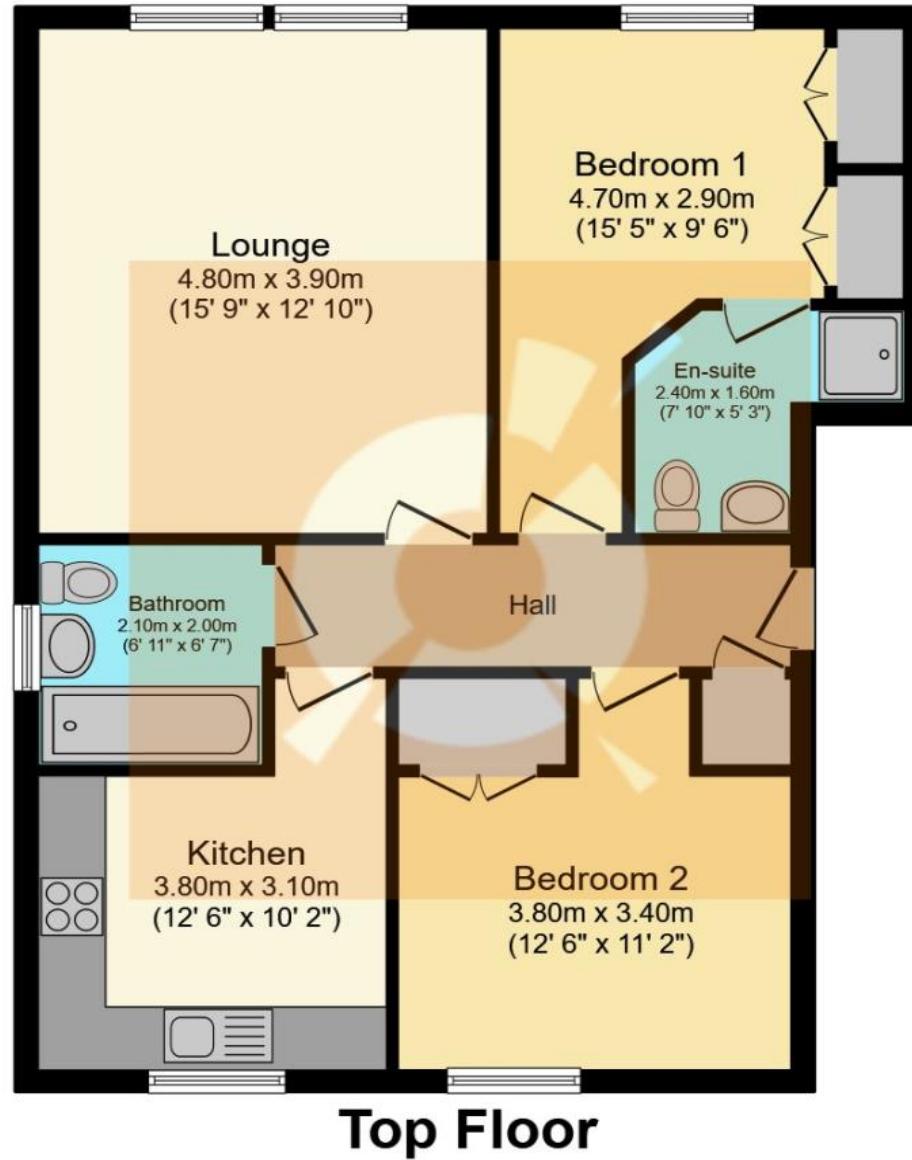




Flat 2/2, 22 Larchfield Avenue, Scotstoun, Glasgow

Offers Over £145,000





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Welcome to Flat 2/2, 22 Larchfield Avenue and this spacious and contemporary top floor apartment which is offered to the market with no forward chain. Due to its sought-after location, close to local amenities to include Scotstoun Sports Campus and Victoria Park, this property is sure to appeal to a number of discerning purchasers to include first-time buyers, families or buy to let investors.

Externally, a useful car park provides ample off-road parking spaces for both residents and visitors. Access to the property is through a well-maintained communal entrance hall with intercom access leading you in the first instance to the warm, welcoming reception hallway where you quickly realise that this wonderful accommodation has natural light in abundance.

The family lounge is flooded with natural sunlight thanks to a large, double-glazed window formation, further enhancing the feeling of bright airy spaciousness that you get when you first enter the property. The lounge has been tastefully decorated with fresh, neutral tones and there is a designated dining area, presenting the perfect spot for entertaining and family mealtimes.

The well-appointed kitchen contains a range of wall and base mounted units with contrasting countertops, creating a fashionable and efficient workspace. Integrated appliances include a 4-ring gas hob with electric oven/grill, extractor hood, washing machine, dishwasher and fridge freezer which will all be included within the sale, making this an excellent purchase for a first-time buyer or professionals alike.

There are two generously proportioned double bedrooms which are both wonderfully complimented with in-built wardrobes, offering excellent storage solutions. The master bedroom boasts an ultra-modern en-suite shower room which is contemporary in style with super stylish fixtures and fittings.

To complete this apartment, the pristine family bathroom is partially tiled and features a three-piece, white-glazed suite to include a bath, w.c. and wash-hand-basin.

The property is warmed with gas-central heating and is fully double glazed. We would highly recommend an early viewing as we have no doubt this accommodation will be very popular.

Larchfield Avenue is well placed convenient to local amenities to include Victoria Park, Riverside Museum and Scotstoun Stadium. Glasgow University is a 10-minute drive and for detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Local shops are within a short walk from the property and the highly popular Silverburn Shopping Centre and Intu Braehead Shopping Centre are both a less than a 15-minute drive away which both offer a wider variety of shops and restaurants. Scotstounhill Train Station is within walking distance, where there are regular services to Glasgow City Centre and there is also a regular bus service on Dumbarton Road which runs regularly between Clydebank and Glasgow City Centre.

Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT