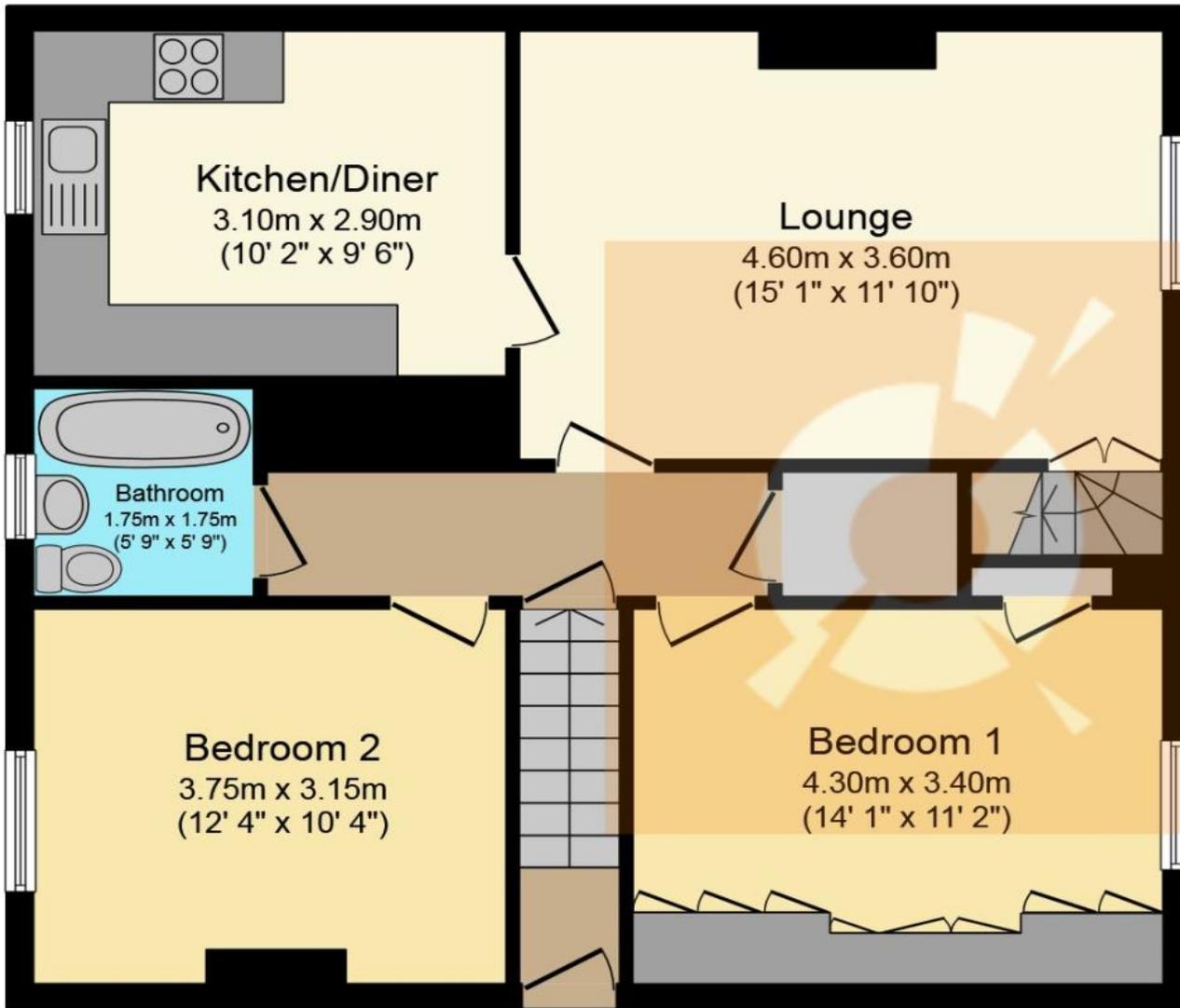




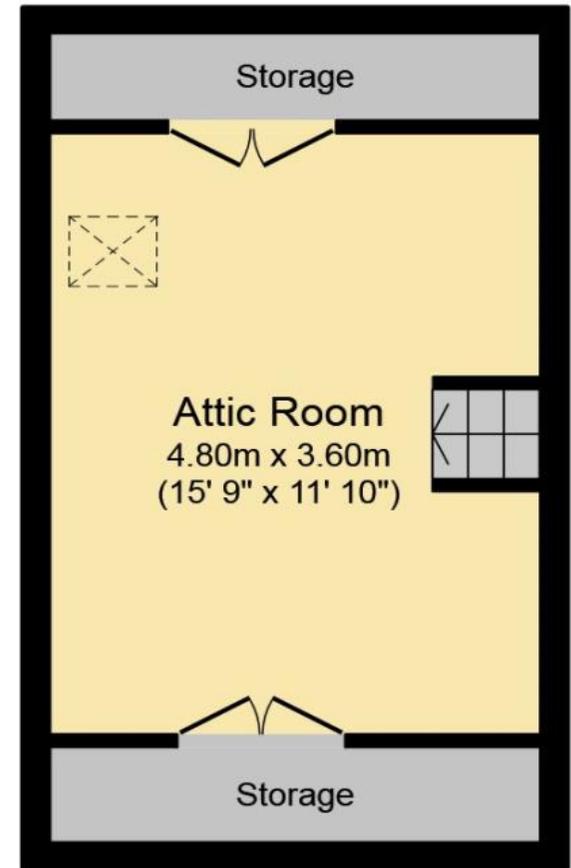
25 Maryland Drive, Glasgow

Offers Over £85,000





First Floor



Attic Floor

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

THE PROPERTY

*****STEP INSIDE WITH OUR HD PROPERTY VIDEO TOUR***** A bright and spacious OWN DOOR apartment, conveniently positioned within walking distance to a host of excellent local amenities. Boasting TWO DOUBLE BEDROOMS and a SUBSTANTIAL FLOORED LOFT SPACE, this delightful cottage flat is sure to attract an array of discerning purchasers. ****DETACHED GARAGE & MULTI-CAR GATED DRIVEWAY****. VIEW IN PERSON OR ONLINE. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 25 Maryland Drive and this strikingly spacious two-bedroom upper cottage flat. This property offers a prime location just a short distance from Paisley Road West with its fantastic selection of shops, bars and restaurants as well as Cardonald Train Station which provides regular access to Glasgow City Centre.

Upon arrival, you quickly realise that off-street parking will not be an issue. Occupying the upper level, this wonderful home boasts a multi-car gated driveway leading to detached brick-built garage, ideal for storing indoor/outdoor equipment. There is a private section of garden to the rear along with a communal drying green, which is predominantly laid to lawn making for minimal upkeep.

The front facing lounge is particularly generous in size and allows lots of natural light coming from a large, double-glazed window formation. This space has been tastefully decorated with neutral tones, quality laminate flooring and there is a focal point fireplace with gas fire, providing a delightful warmth throughout.

As you follow through to the kitchen with ultra-modern ceiling panelling and feature spotlighting, you will find a variety of wall to floor mounted units with contrasting countertops. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood and there is additional space for a fridge freezer and washing machine.

The property further benefits from two good sized bedrooms which are both wonderfully complimented with in-built storage solutions. There is access to a substantial floored loft space with excellent storage within the eaves, which many similar homes have managed to convert and create further living space (subject to relevant planning).

The family bathroom has been recently installed, comprising of a three-piece white glazed suite to include a shower-over-bath with glass screen, w.c. and wash-hand-basin.

This seldom available home is warmed by gas-central heating and double glazing. This would be an ideal opportunity for a variety of purchasers including the first-time buyer or the discerning buy to let investor. Due to its impressive dimensions and sought-after location, early viewing is strongly recommended as we have no doubt this property will be extremely popular.

Park and ride facilities at Cardonald Train Station are within walking distance and a regular train service will have you at Glasgow City Centre in 15 minutes. 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. Paisley Road West offers a wide variety of amenities. The highly popular Silverburn Shopping Centre is a 15-minute drive and Intu Braehead Shopping Centre a 10-minute drive which both offer a wider variety of shops and restaurants.

This wonderful apartment in a highly sought-after location will no doubt be very popular. We would highly recommend an early viewing. 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.**

www.thepropertyboom.com

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com