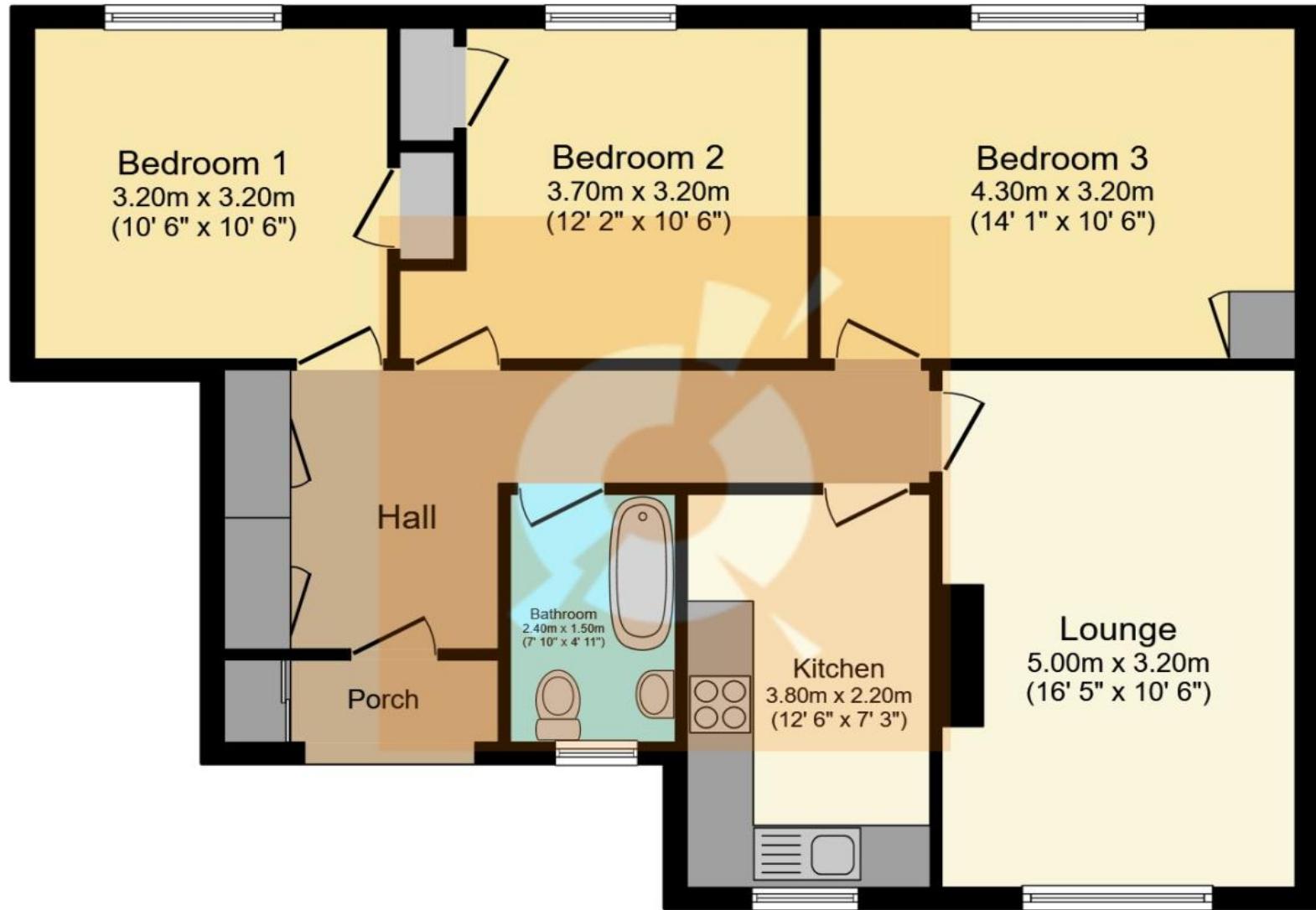




Flat 1/2, 26 Banchory Avenue, Glasgow

Offers Over £90,000





## Floor Plan

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

## THE PROPERTY

Welcome to No. 26 Banchory Avenue and this fabulously spacious three-bedroom apartment which is conveniently located to enjoy a host of Eastwood's amenities.

Upon entering the warm, welcoming reception hallway, you quickly realise that this excellent accommodation has natural light in abundance. Quality laminate flooring leads seamlessly through to the lounge which is extremely bright and spacious. There is an illuminating focal point fireplace with electric fire which fills the room with a delightful warmth, creating a cosy space to relax and unwind after a long day.

The kitchen offers ample storage coming from a quality range of wall to floor mounted units with contrasting butcher block effect countertops. There is a stainless-steel sink with chrome mixer tap, integrated 4-ring electric hob with electric oven/grill, extractor hood and fridge freezer which will all be included within the sale of the property, making this an excellent purchase for a first-time buyer or professionals alike.

There are three good sized bedrooms which have all been tastefully decorated with fresh, neutral tones and fitted carpets. The bedrooms further benefit from built-in cupboards, offering fantastic storage solutions.

The immaculate family bathroom completes the accommodation internally and is contemporary in style to include a shower-over-bath with glass screen, w.c. and wash-hand-basin which has been contained within a stylish high-gloss vanity unit.

Externally to the rear is the shared communal garden with drying green, which is predominantly laid to lawn, making for easy maintenance. Gas-central heating and double glazing can be found throughout the apartment, providing all rooms with a lovely warmth.

Situated within the popular Southside locale, the property is well placed for a range of local amenities to include supermarkets, bars, and restaurants. Silverburn Shopping Centre is a 10-minute drive, and The Avenue at Newton Mearns is less than a 15-minute drive, where a wider range of shops and restaurants can be found. The M8 and M77 motorways are easily accessible.

Park and ride facilities at Thornliebank Train Station are less than a 5-minute drive and a regular train service will have you in Glasgow City Centre in under 20 minutes. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

This fabulous apartment in an extremely popular location will no doubt be popular therefore we would recommend an early viewing. Viewing 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](http://www.thepropertyboom.com)

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)