

# inksters

solicitors



**TWO BEDROOM END TERRACED VILLA**  
46 Strathcona Gardens, Anniesland, Glasgow G13 1DN  
**OFFERS OVER £115,000**



Beautifully decorated this modern two bedroom end terraced villa is located within a cul de sac position benefiting from its own front and rear garden enjoying southerly aspects to the front. The property is further enhanced from the rear providing a good degree of privacy. The accommodation which is over two levels comprises, on the ground floor, entrance porch with laminate flooring opening to spacious lounge also with laminate flooring and featuring living flame coal effect gas fire with timber over mantle and marble hearth and backing providing focal point to the room. There is also a useful storage cupboard and stairs ascending to the upper level and also access to the dining size kitchen. The kitchen has space for table and chairs and is fitted with wall and base units including contrasting wood effect worktops incorporating stainless steel sink and providing access to the rear garden. Equally impressive is the upper level which comprises two double size bedrooms and bathroom. Bedroom one includes fitted sliding door wardrobe and bedroom two benefits from a built in storage cupboard. The bathroom is fitted with a three piece suite and includes a shower over the bath. Externally to the front there is a mainly lawned garden which includes a slab path and bedding area further enhanced by southerly aspects. To the rear is a low maintenance garden. The property is further enhanced by gas central heating and double glazing.

The property is located within a popular residential area which is within close proximity of Anniesland Cross which provides excellent local amenities serving everyday needs including family butcher, newsagents, pubs and a Morrisons supermarket with petrol station. Public transport is excellent within the district including bus services and Anniesland Train Station which provides links throughout the district including Glasgow City Centre. For those wishing to commute there is an excellent road network linking with the Clydeside Expressway and Clyde Tunnel which both in turn link with the M8 motorway providing links throughout the Central Belt including Glasgow City Centre and Glasgow International Airport.

ACCOMMODATION



#### **ACCOMMODATION**

#### **ENTRANCE PORCH**

**LOUNGE** 19'3" reducing to 16'0" x 11'8"

**DINING KITCHEN** 11'8" x 8'1"

**BEDROOM ONE** 11'9" x 10'4" including wardrobe

**BEDROOM TWO** 11'9" x 11'1"

**BATHROOM** 7'9" x 5'3"

#### **VIEWING**

Through Inksters on 0845 241 1222.

Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

#### **ENTRY DATE**

Negotiable.

#### **TRAVEL DIRECTIONS**

From Anniesland Cross proceed up Bearsden Road to the traffic lights at the junction for Morrisons and turn right and continue through the roundabout veering to your left and turning right onto Strathcona Drive. Follow the road right round to the end which leads into Strathcona Gardens where number 46 lies on your right hand side.

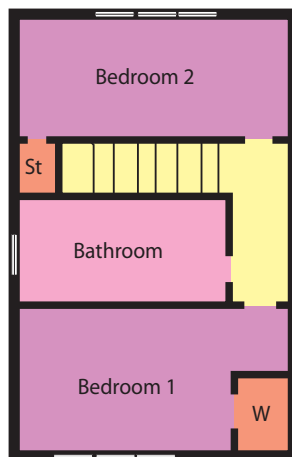
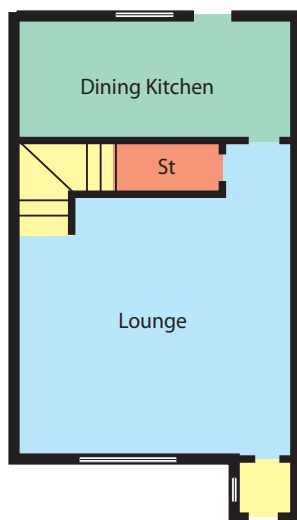
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Floor plans are indicative only - not to scale.

## NOTE

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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