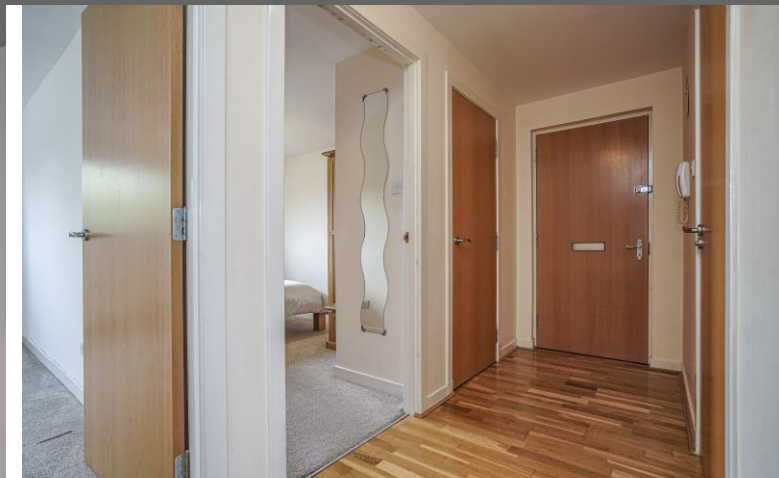




Flat 2/2, 61 Avenuepark Street
North Kelvinside | G20 8LN

pattison&co

Offers Over £175,000



Flat 2/2, 61 Avenuepark Street, Glasgow, G20 8LN

This well presented 2 bed second floor flat is presented to market within a popular modern development within Glasgow's illustrious North Kelvinside area. The property enters by a bright and welcoming hallway giving access to all apartments. The living room boasts a wealth of natural light with sectional windows and patio door, and is decorated neutrally to suit all tastes. The kitchen is accessed off the living room and includes modern white glossy wall and floor mounted L shaped cabinetry, half height tiling, integrated appliances and space for white goods. Bedrooms 1 and 2 both provide space aplenty for a double bed with storage and both have the benefit of being rear facing. Bedroom 1 also benefits from an en-suite bathroom with half height white tiling, walk in shower and white sanitaryware. There is also an integrated wardrobe space accessed via contemporary sliding doors. The family bathroom accessed off the hallway benefits from half height white tiling, full height tiling surrounding the shower over bath and white sanitaryware. Externally, the property is situated within well maintained communal garden grounds and includes a parking area for owners and visitors alike. This property benefits from an allocated parking space. The property specification includes secure communal ground floor entry, gas fired combi boiler and UPVC double glazed windows. An EWS1 document with an A2 rating is available. North Kelvinside is a very popular area and this quiet modern development is just a short journey from coveted Botanical Gardens and Byres Road where all usual amenities such as bars, restaurants and shops can be found. The central belt of Glasgow and beyond is accessed with ease via the nearby M8 and M74 motorway networks, and local transport such as buses, subway and train services are frequent and reliable.



All room measurements are taken at the longest and widest points and are approximate:-

Hallway: 3.75m x 1.25m

Living Room: 5.45m x 3.90m

Kitchen: 3.65m x 2.15m

Bedroom 1: 4.20m x 3.50m

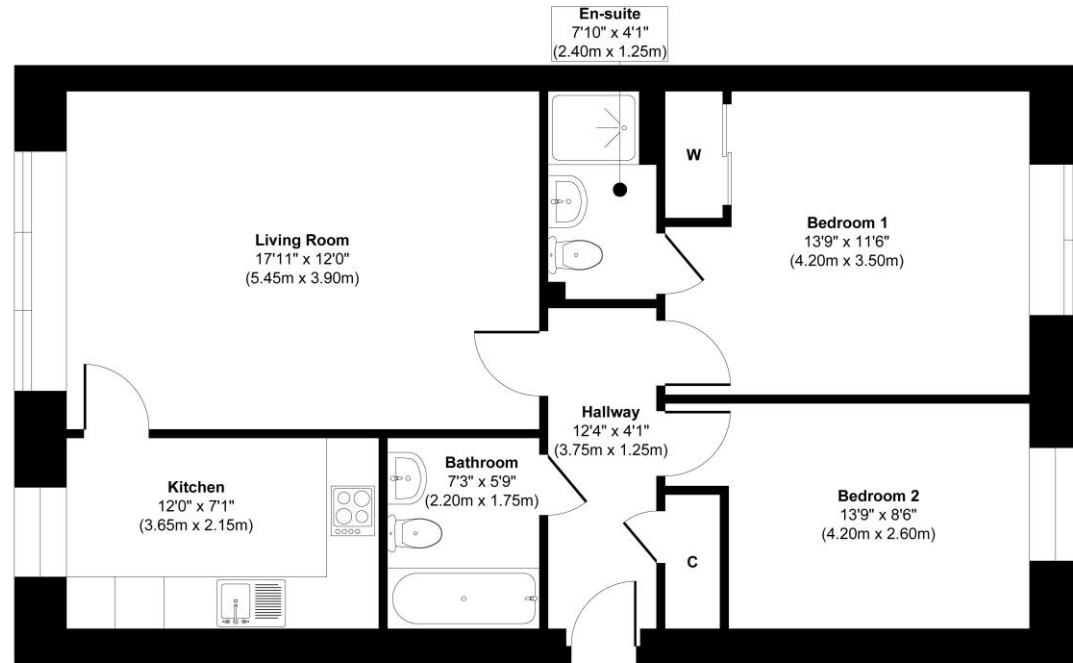
En-Suite: 2.40m x 1.25m

Bedroom 2: 4.20m x 2.60m

Bathroom: 2.20m x 1.75m



Avenue Park Street, Glasgow, G20 8LN



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82	82
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



Approx. Gross Internal Floor Area 740 sq. ft / 68.82 sq. m

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



117 Byres Road, GLASGOW, G12 8TT

www.pattisonandcompany.com Fax: 0141 357 2871 propertyadmin@pattisonandcompany.com

0141 334 7706