



62A Cleveden Drive  
Glasgow | G12 0NX

pattison&co

Offers Over £195,000



### 62A Cleveden Drive, Glasgow, G12 0NX

This is a charming two bedroom ground floor apartment situated in the heart of Glasgow's West End. The property enters by a bright and welcoming hallway on the ground floor of the building giving access to all apartments. The living room features a beautiful bay window complimented by a natural décor. The kitchen benefits from wall and floor mounted cabinets, feature green backsplash, wine rack, integrated appliances and stainless steel cooker hood. Bedroom 1 features integrated mirrored wardrobes, a large double window and provides ample room for a double sized bed. Bedroom 2 also features integrated storage space and ample space for a double bed also. The bathroom includes a three piece suite with shower over bath. The property specification includes secure door entry, double glazing and gas central heating. The residents also benefit from a private parking area to the front of the property as well as on street parking if required. The property is located within a quiet residential pocket benefitting from a selection of newly opened delicatessens, cafes and boutiques on bustling Hyndland Road. A short walk takes you to the stunning Botanic gardens, The Glasgow Academy, Kelvinside Academy and the illustrious centre of the West End of Glasgow. Further, the M8 motorway network connects Glasgow to the central belt with ease.

EPC = C



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

Hallway: 1.20m x 4.90m

Living Room: 4.20m x 4.90m

Kitchen: 2.85m x 3.90m

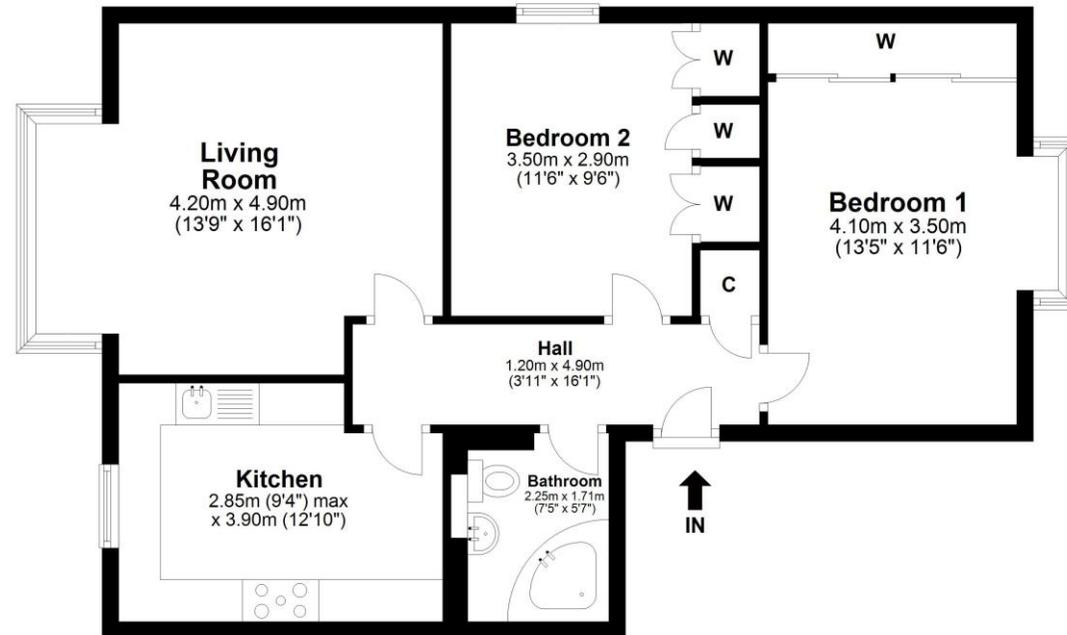
Bedroom 1: 4.10m x 3.50m

Bedroom 2: 3.50m x 2.90m

Bathroom: 2.25m x 1.71m



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Total area: approx. 69.0 sq. metres (743.2 sq. feet)

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71	75
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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.



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