



Flat 2/2, 12 Glenkirk Drive
Glasgow | G15 6DH

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Offers Over £69,000



Flat 2/2, 12 Glenkirk Drive, Glasgow, G15 6DH

This tastefully presented 3 bed second floor flat is presented to the market in popular Blairdardie area of Glasgow. The property enters by a bright and welcoming hallway giving access to all apartments. The large living space has been neutrally decorated and features large window allowing for maximum light exposure. The kitchen features wall and floor mounted cabinetry with space for white goods, and a patio door leads to a private balcony area proving a tranquil space to relax and soak up the Scottish summer sun. Bedrooms 1, 2 and 3 are all very well proportioned and provide space aplenty for a double bed with storage. Bedrooms 1 and 3 have the added benefit of integrated wardrobe space. The bathroom features full height tiling and classic white sanitaryware to include shower over bath, basin, WC and spotlighting. The property specification includes UPVC double glazed windows and balcony door, secure communal entry, and a large rear communal area which is enclosed on all sides and provides space for drying greens. Situated off Drumchapel Road, Glenkirk Drive is well placed close to the local schools and is within easy reach of local amenities. There are regular bus services available nearby. Drumchapel train station is a short 10 minute walk away, connecting the property to the central belt of Glasgow and beyond with ease. This property is guaranteed to appeal to a wide range of buyers and early viewing is recommended.



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

Hallway: 4.53m x 2m

Kitchen: 2.62m x 3.51m

Bathroom: 1.81m x 3.01m

Balcony: 1.81m x 1.31m

Living Room: 3.91m x 3.81m

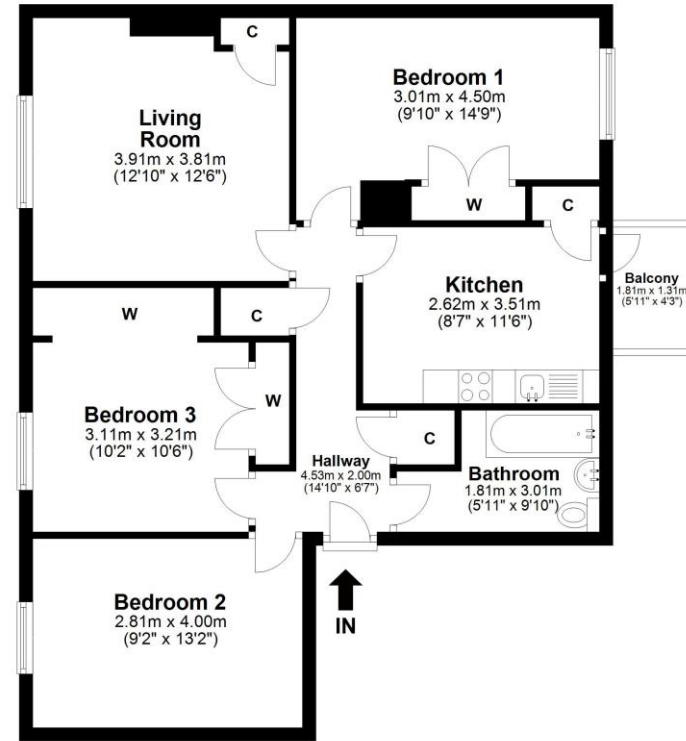
Bedroom 1: 3.01m x 4.50m

Bedroom 2: 2.81m x 4.00m

Bedroom 3: 3.11m x 3.21m



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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Total area: approx. 75.8 sq. metres (815.8 sq. feet)

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