



Flat 2/3, 1 Ashwood Gardens
Jordanhill, Glasgow | G13 1NX

pattison&co

Offers Over £360,000



Flat 2/3, 1 Ashwood Gardens, Jordanhill, Glasgow, G13 1NX

This rarely available, luxury, modern three bedroom apartment with a garage is presented to market in the sought after area of Jordanhill. Secure door entry and either stairs or lift access lead to the second floor apartment built by Messrs Dickie Homes. The property enters into a welcoming and spacious entrance hallway, with three useful storage cupboards. The sitting room is bright and extensive with corner aspect windows overlooking the landscaped gardens, and a balcony with ample space for seating to soak the spoils of the Scottish sun. The dining kitchen is fully fitted with wall and floor mounted cabinetry, with space for white goods, and has ample space for a dining table. There are three double bedrooms in the property, each with space aplenty for a double bed with storage. The master bedroom benefits from a bonus walk in wardrobe space and an en-suite shower room with full height tiling to walls, tiling to floors and white sanitaryware. Bedroom two benefits from integrated wardrobe storage. The accommodation is completed with the family bathroom which has a shower over the bath and full height tiling. This neutrally decorated and spacious flat makes the ideal family home and has been well maintained and recently fitted with new carpets. The property specification includes Worcester Green Star R1 gas fired boiler and tilt-and-turn UPVC double glazed windows. Externally there is an allocated garage, residents parking and beautifully landscaped residents gardens. The location of the property is particularly convenient with Jordanhill Train Station over the road. The local amenities of Broomhill are also within easy access offering an array of shops, cafes and restaurants, and the nearby M8 motorway network connects the property to the remaining central belt of Glasgow and beyond with ease.



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

Hallway: 4.61m x 3.34m

Living Room: 4.93m x 5.91m

Kitchen: 4.28m x 2.91m

Master Bedroom: 5.01m x 4.16m

En-suite: 1.92m x 2.06m

Bedroom 2: 3.01m x 2.00m

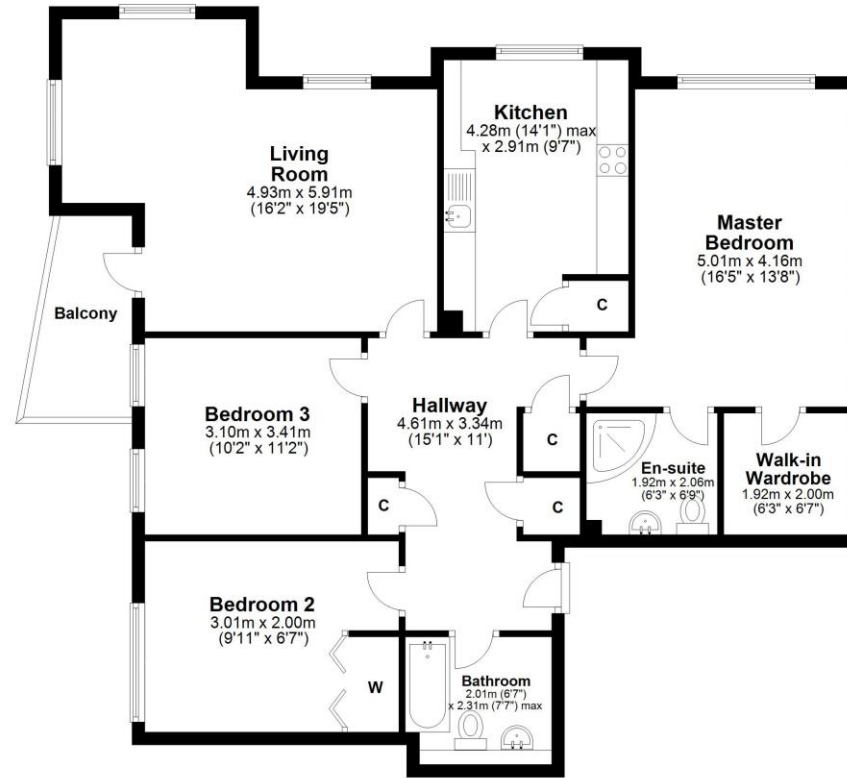
Bedroom 3: 3.10m x 3.41m

Bathroom: 2.01m x 2.31m

Walk in wardrobe: 1.92m x 2.00m



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Total area: approx. 105.7 sq. metres (1137.4 sq. feet)

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85	85
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/>

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.