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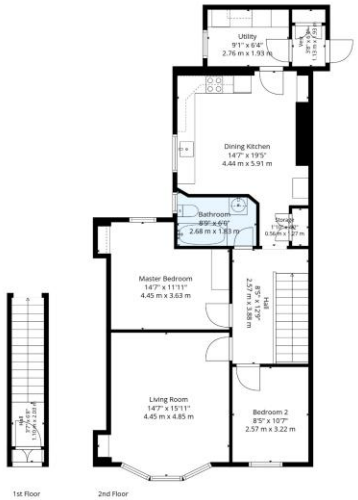




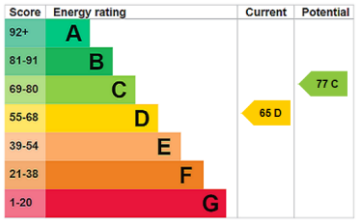
24 Drumoyne Avenue,

Glasgow, G51 4AP

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TOTAL: 910 sq. ft, 84 m2
1ST FLOOR: 66 sq. ft, 6 m2, 2ND FLOOR: 844 sq. ft, 78 m2
EXCLUDED AREAS: UTILITY: 59 sq. ft, 6 m2, VEST: 23 sq. ft, 2 m2, STORAGE: 8 sq. ft, 1 m2, WALLS: 92 sq. ft, 8 m2



This traditional, main door Upper Flat is located in a cul de sac overlooking Linthouse Bowling Green in Glasgow. The immaculately presented property is a stylish, comfortable, ready to move into home in a highly convenient location.

The accommodation is comprised of: Entrance Vestibule; Hallway; bay window Lounge; Dining Kitchen incorporating fitted units, an oven, electric hob, and tiled splash-back; two Bedrooms; and a Bathroom which is tiled and fitted with a modern white tub, w.c, pedestal basin, electric shower and chrome towel rail.

The property specification includes a system of gas central heating and double glazing.

To the rear there is a shared garden space which is enclosed. The kitchen has an excellent open aspect on the bowling green opposite.

Drumoyne Avenue enjoys a super location in the Linthouse area of Glasgow close to many amenities including the Asda Govan Superstore, Govan Subway Station, local bus services, shops, bars and restaurants. Elder Park is on the doorstep. The new Queen Elizabeth University Hospital is also a few minutes' walk away. The property is within easy reach of the Clyde Tunnel and the M8 Network.





VIEWING

Strictly by appointment with selling agents, by calling 0141 886 5678

OFFERS

All offers should be submitted to:
10 Canal Street, Renfrew, PA4 8QD
Telephone: 0141 886 5678 Fax: 0141 886 7327

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Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.