







Beautifully presented 2-bedroom first floor flat in Mount Vernon with spacious lounge, fitted kitchen with breakfast bar, primary bedroom with en-suite, family bathroom, gas central heating, double glazing and residents' parking.

SOLD

Offers Over £160,000

Freehold | Stylish 2 Bedroom First Floor Flat with En-Suite & Residents' Parking –





Entrance Hall – 1.73m x 1.78m
A bright and welcoming entrance hallway provides access into the accommodation and creates an excellent first impression. Finished in fresh neutral décor with timber-effect flooring, the property is also served by a secure communal entrance system.

Inner Hall – 3.03m x 0.87m
The inner hallway provides convenient access between the main living accommodation, bedrooms and bathrooms, helping create a practical and well-designed layout.

Living Room – 5.38m x 3.98m
An impressive and generously proportioned main reception room providing excellent space for a substantial lounge suite and additional freestanding furniture. Large windows allow plenty of natural light into the room, while the contemporary neutral décor, recessed lighting and timber-effect flooring create a bright and modern finish.

The lounge connects naturally with the adjoining kitchen, creating an attractive and sociable arrangement that works particularly well for everyday living and entertaining.

Kitchen – 4.39m x 2.26m
A spacious fitted kitchen equipped with a range of timber-effect wall and floor-mounted units complemented by contrasting work surfaces and dark tiled splashbacks.

The kitchen incorporates an integrated oven, gas hob and extractor hood together with space for freestanding appliances. A breakfast bar with seating provides a useful informal dining area while maintaining a natural connection with the living room.

Primary Bedroom – 4.34m x 2.99m
A particularly spacious principal double bedroom offering ample room for a full range of bedroom furniture. The room is attractively presented with soft carpeting, neutral contemporary decoration and recessed ceiling lighting, while a window provides excellent natural light.

The principal bedroom also benefits from its own private bathroom, providing a particularly useful addition to the accommodation.

En-Suite Bathroom – 2.00m x 2.35m
A generously proportioned private bathroom serving the primary bedroom. The addition of this second bathroom provides excellent practicality for couples, guests or sharers and is a notable feature of the property.

Bedroom Two – 2.69m x 2.65m
A well-presented second bedroom with neutral décor, carpeting and good natural light. The room provides excellent flexibility and could comfortably serve as a bedroom, guest room, nursery or dedicated home-working space.

Main Bathroom – 1.95m x 1.68m
The property benefits from a separate main bathroom fitted with a white suite comprising bath, WC and wash hand basin with fitted vanity storage. Tiled finishes, a large wall-mounted mirror and modern fittings complete the room.





Heating & Glazing
The property benefits from gas-fired central heating, with a combi boiler serving steel panel radiators throughout and providing domestic hot water. uPVC double glazing is installed throughout.

Communal Grounds & Parking
The development is surrounded by communal grounds incorporating lawn, paved and monoblock areas. Off-street residents' parking is available to the rear of the building, while the seller's questionnaire confirms shared parking arrangements.

Key Features

- Two-bedroom first floor flat
- Purpose-built development circa 2005
- Spacious living room – 5.38m x 3.98m
- Fitted kitchen with breakfast bar – 4.39m x 2.26m
- Generous primary bedroom – 4.34m x 2.99m
- Private en-suite bathroom
- Second well-proportioned bedroom
- Separate family bathroom
- Two bedrooms and two bathrooms
- Approximately 69 sq. m of accommodation
- Gas central heating
- uPVC double glazing
- Secure communal entry
- Residents' off-street parking
- Communal garden grounds
- Fresh contemporary presentation
- EPC Rating C (77)
- Excellent first-time buy or investment opportunity

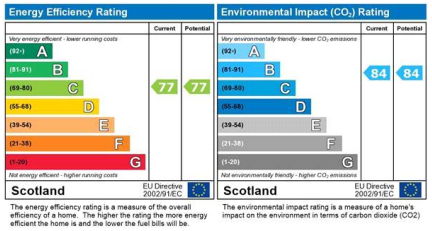
Local Area

London Drive is conveniently positioned within Mount Vernon in Glasgow's East End, an established area offering access to a variety of everyday shops, services and local amenities.
The location provides convenient connections towards Glasgow City Centre and surrounding areas, making it particularly suitable for commuters and professionals. The combination of modern accommodation, residents' parking and two bathrooms should also appeal to first-time buyers, couples, downsizers and investors looking for a practical home within the east of Glasgow.

Council Tax Band: D
Tenure: Freehold

- Breakfast bar
- Close to independent cafés, restaurants and local amenities along Duke Street
- Close To Train Station
- Ensuite Bathroom
- Gas central heating and double glazing
- Off-street parking





Viewing by appointment only
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