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**21 Elmfoot Grove**

GLASGOW, G5 0LR

# 21 ELMFOOT GROVE GLASGOW, G5 0LR

Glasgow's ever-popular Oatlands area is a great place to live and commute from. The transport links by bus and rail are close at hand with a short ride taking you to the city centre in ten minutes or less. For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. The airport is attainable in only twenty minutes or so. There is also a good range of schools, shops, bars, top class restaurants and amenities all within easy reach, making it a very popular and incredibly stylish place to call home.

We are delighted to offer to the market, this meticulously well designed terraced Townhouse. This bright, spacious, low-maintenance, design-led property, just oozes modern urban living and is presented to the market in absolutely beautiful condition.

The house has been very thoughtfully designed to maximize the natural available light and to create a modern living space on two floors that just flows so beautifully. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. This is the perfect home for both relaxing and entertaining. The spacious lounge would suit a range of furniture configurations and leads through naturally to a stunning kitchen/diner and further rooms on the upper floor.

The kitchen/diner is absolutely beautiful and a real feast of contemporary chic, with streamlined work surfaces over flush unit doors in tones of grey, black and red. Integrated appliances include a built-in electric oven, microwave, gas hob, extractor hood, fridge freezer and dishwasher, all helping to ensure the kitchen is well equipped for both convenience and functionality.

The extensive glazing allows light to flood the living space throughout and the house feels light and relaxing.

Clear, crisp and contemporary styling continues into the two bedrooms, the master of which contains

stylish bespoke sliding wardrobes in cool cappuccino and wood effect, while both bedrooms have ample space for freestanding furniture.

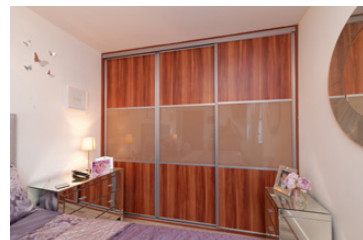
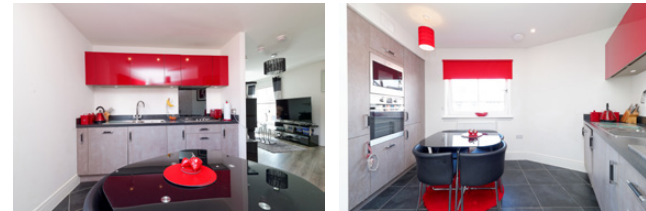
The sleek family bathroom exudes luxury, with a rain-forest shower head, beautiful tiling and an elegant white suite which demonstrates great attention to detail. The home is serviced by gas central heating to radiators and double glazing.

Storage is a necessity in modern living and the home has excellent storage throughout, including two very large cupboards located on the downstairs level, again proving the designers really have made the very best of all available space.

The downstairs utility room offers a great area to cater for the washing machine and the boiler cupboard.

Residents private parking is available off-street to the rear of the property and the private garden space with the lawn area and deck offers a great place to relax on sunnier days.

Some properties tick some of the boxes, rarely do they tick all the boxes, this is a rare one. Early viewing is a must for anyone looking for a very stylish place to call home, or a solid Buy-To-Let investment property, offered in true walk-in condition.



# SPECIFICATIONS FLOOR PLAN, DIMENSIONS & MAP

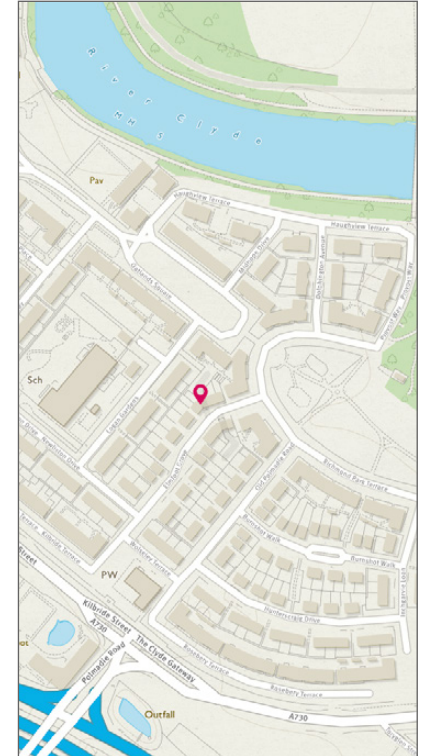
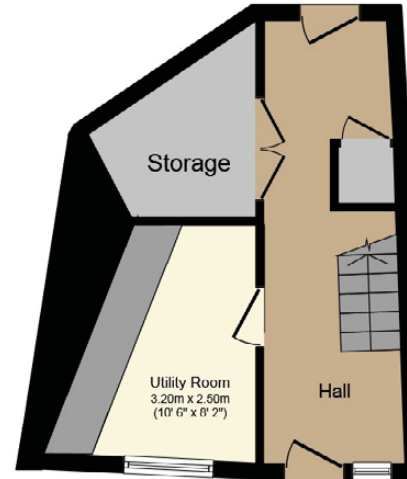
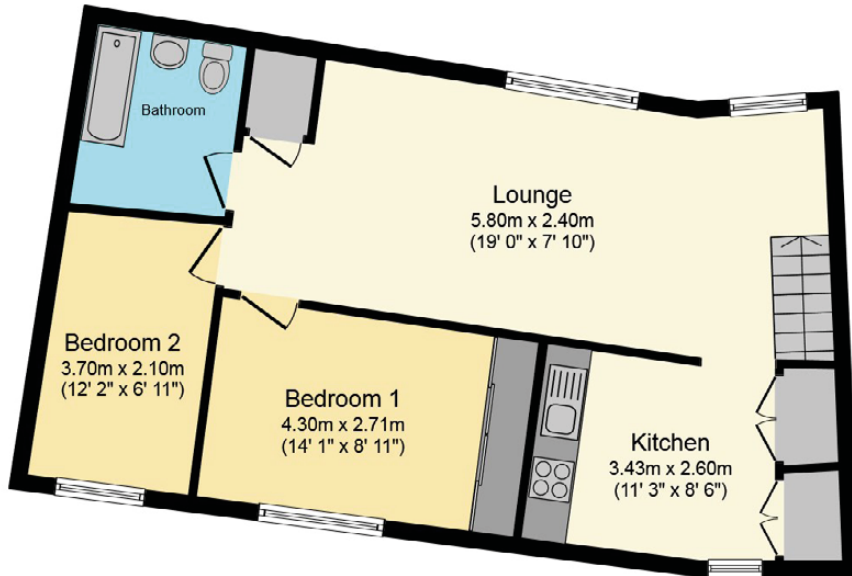


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