

# 212 Ashkirk Drive

MOSSPARK, GLASGOW, G52 1HN



*Excellent three-bed mid-terrace home, fully upgraded & in walk-in condition, a large secure garden, pergola & deck area*



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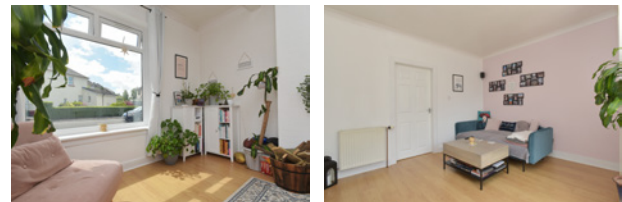


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We are delighted to bring to the market this excellent three-bed mid-terrace home. Set in the ever-popular area of Mosspark, an area well known for its neighbourly spirit. This lovely home has been fully upgraded to an excellent standard, leaving the lucky new owners nothing to do, except move in and start enjoying it.

# THE LOUNGE



The accommodation comprises a bright and spacious lounge, which given its shape would suit a range of furniture configurations. The focal point of the room is the inset log burner, perfect for cosy nights by the fire, and the natural light flooding into the room from the large window helps create a very appealing space to relax in.

# THE KITCHEN/DINER



The modern kitchen/diner is perfect for the home, finished in a beautiful range of shaker units in neutral tones. Appliances include a gas hob, electric oven, integrated fridge freezer and dishwasher, with a freestanding washing machine. There's ample room for the dining table, and the French doors help keep everything bright and lead out effortlessly to the rear garden. Freestanding appliances may be available by separate negotiation.





The family bathroom is bright and fresh, beautifully tiled and finished in a modern white suite with a "Rain-forest" mains shower over the bath, ensuring an instant supply of hot water for relaxing showers. There are three good-sized bedrooms in this lovely home, all have ample space for free-standing furniture and a bright and pleasing atmosphere. The home is kept warm and comfortable via double glazing and gas central heating.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



The large rear garden space is secure and child-friendly, on sunnier days the Pergola/Summer House offers a great place to relax, unwind, and enjoy a barbeque and glass of wine. There's ample cupboard storage throughout the property, to keep everything neat and clutter-free at all times. Off-street parking for two vehicles is provided at the front aspect of the property.

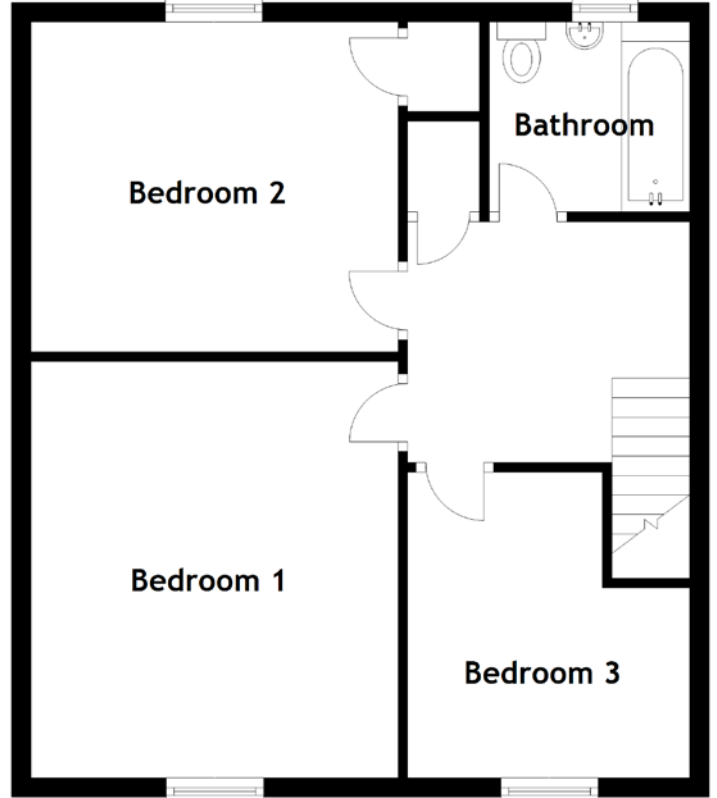
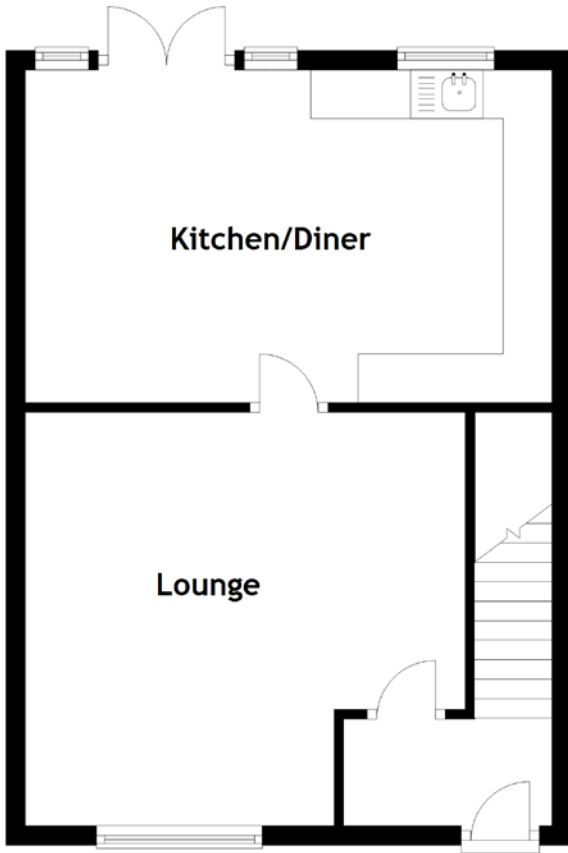
This great home would make an ideal buy for so many buyers, a couple, a small family, or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised to anyone seeking a lovely home, in an eternally popular area, with all the hard work already done.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



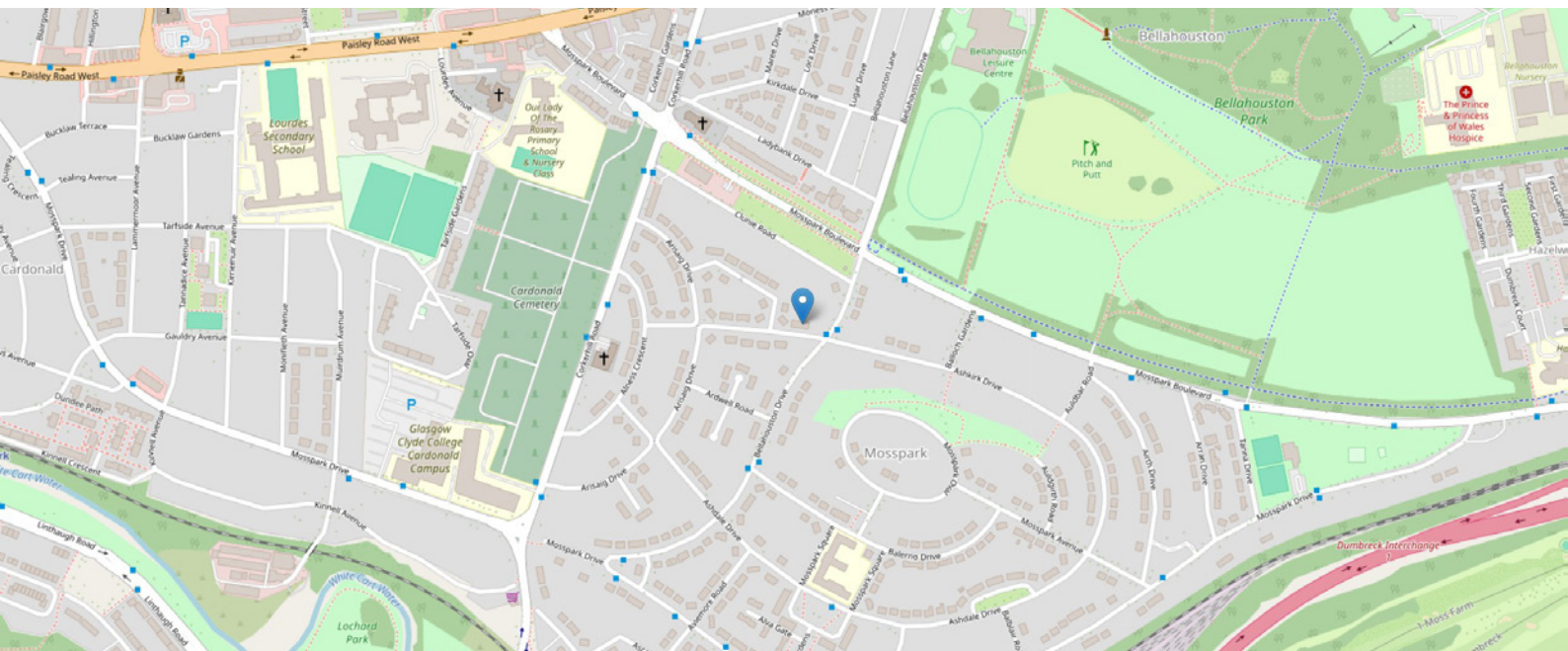
Approximate Dimensions (Taken from the widest point)

Lounge	4.52m (14'10") x 4.25m (13'11")
Kitchen/Diner	5.41m (17'9") x 3.42m (11'3")
Bedroom 1	4.28m (14') x 3.77m (12'5")
Bedroom 2	3.77m (12'5") x 3.41m (11'2")
Bedroom 3	3.14m (10'4") x 2.90m (9'6")
Bathroom	2.06m (6'9") x 1.95m (6'5")

Gross internal floor area (m<sup>2</sup>): 97m<sup>2</sup>

EPC Rating: C

Extras: Freestanding appliances may be available by separate negotiation.



# THE LOCATION

The property is located in the ever-popular area of Mosspark, on the south side of Glasgow. Nearby Bellahouston Park provides a number of leisure and cultural pursuits, including the Bellahouston Sports Centre and Glasgow Ski Centre (artificial slope). Extending to approximately 180 acres, the park is perfect for running, cycling or simply enjoying a leisurely stroll.





In addition to its proximity to local shops and supermarkets, Silverburn and Braehead Shopping Centres are close by and offer a wide range of high street and designer branded stores. In addition to offering easy access into Glasgow City Centre, via the M8 which is less than five minutes away, the property is ideally located for travel around the south side of the city, with Paisley Road West, Pollokshields and Shawlands all easily accessible.



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