



**2/2 22 HUTTON**

ANNIESLAND

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**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**2/2 22 Hutton is a stunning, two bedroom top floor flat, situated in the ever-popular Westerlands Park development, ideally located to take advantage of a wealth of local amenities and transport links.**

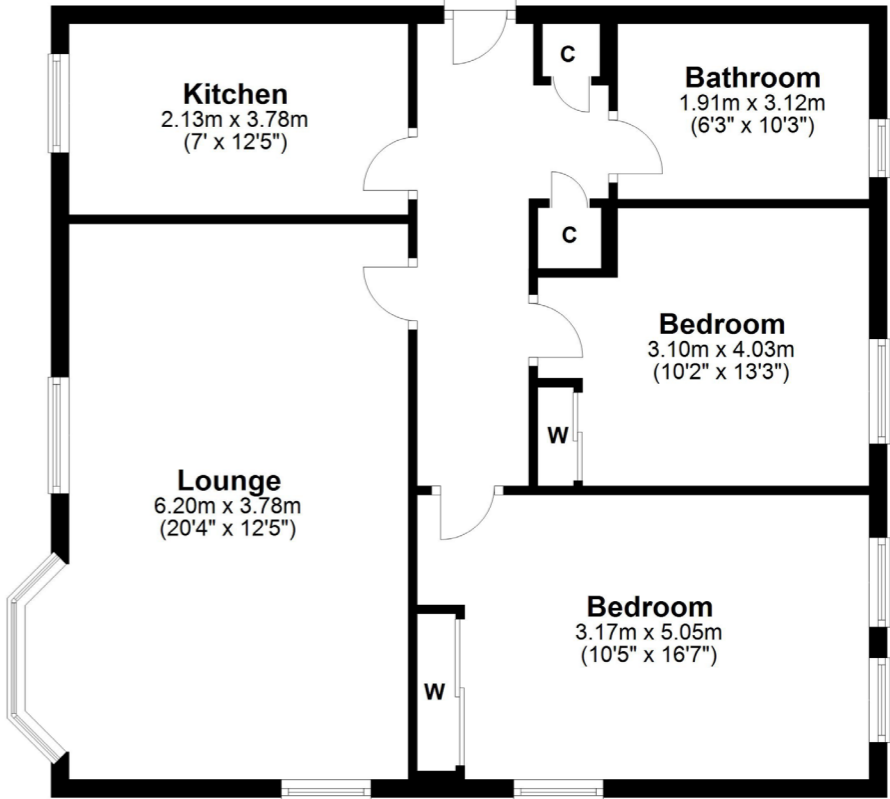
Entrance to the building is via a secure door entry system that leads to a well-maintained residents' communal hall. The internal accommodation comprises; welcoming reception hallway with two storage cupboards off, an extremely spacious bay windowed lounge with dual aspects and focal fireplace, and an excellent sized kitchen with base and wall mounted units. There are two spacious double bedrooms, both benefitting from built in wardrobes, and the principal further enhanced with dual aspect views. Finally, a stylish, modern shower room with WC completes the accommodation on offer.

The property benefits from double glazing, gas central heating, secure entry system, well-kept communal gardens and residents allocated parking.





**Top Floor**  
Approx. 78.5 sq. metres (844.7 sq. feet)



Total area: approx. 78.5 sq. metres (844.7 sq. feet)

To the North of the heart of the West End is the highly popular district of Anniesland. It has a wide range of local amenities, including a Morrisons, Marks & Spencer and an Aldi. There are also a number of independent shops at Anniesland Cross on Great Western Road. The highly regarded David Lloyd Leisure Centre is located close by which, via membership, offers a host of recreational facilities and even has an outdoor swimming pool.

Anniesland Railway Station is a very short walk away, and there are superb bus links to Glasgow City Centre and beyond and, of course, excellent road links via Anniesland Cross. The South Side of the city can be accessed via the nearby Clyde Tunnel. Anniesland also offers some excellent schooling. The High School of Glasgow Senior School and playing fields are located just off Anniesland Road, as are Glasgow Academy's playing fields on Helensburgh Drive.

**WE4621** | Sat Nav: 2/2 22 Hutton, Anniesland, Glasgow, G12 0FF

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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