



1.2 2 NORTHLAND AVENUE
SCOTSTOUN

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2 | BEDROOMS

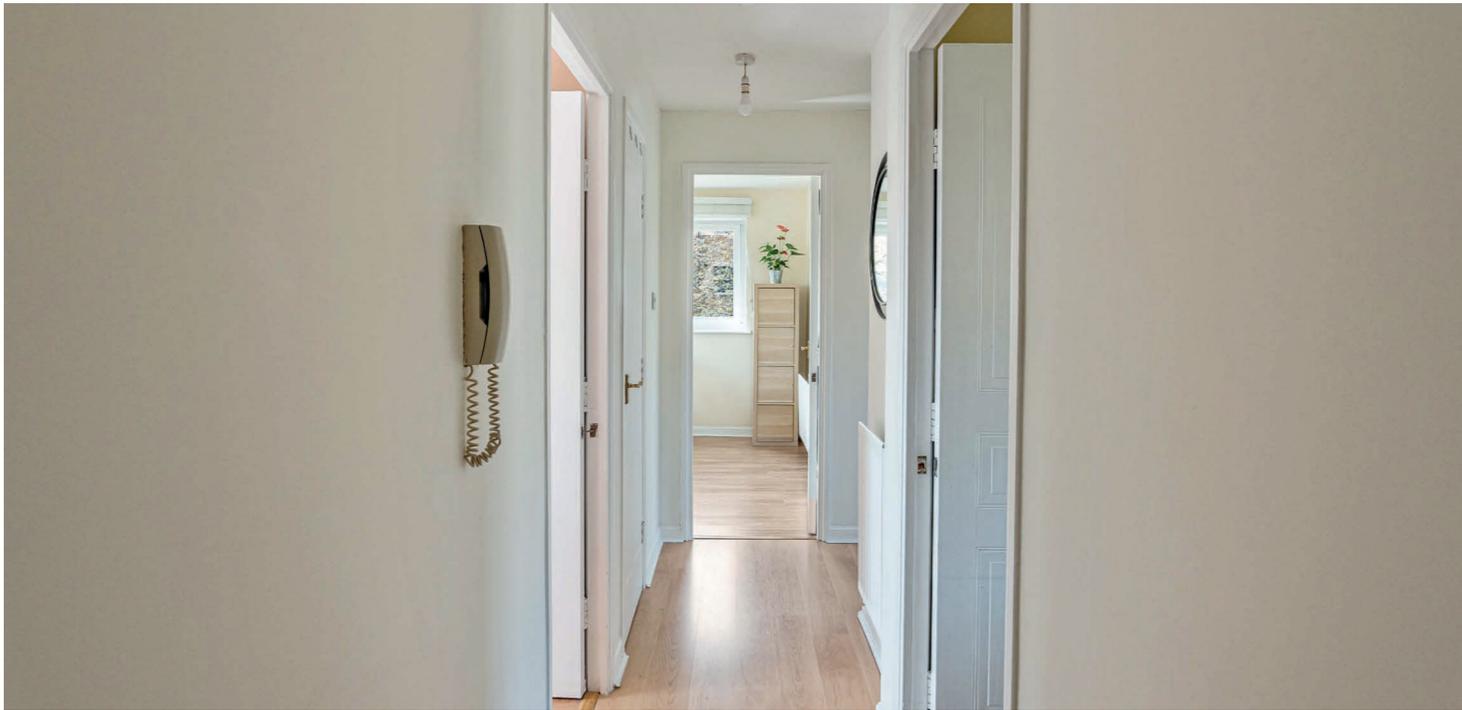
1 | BATHROOM

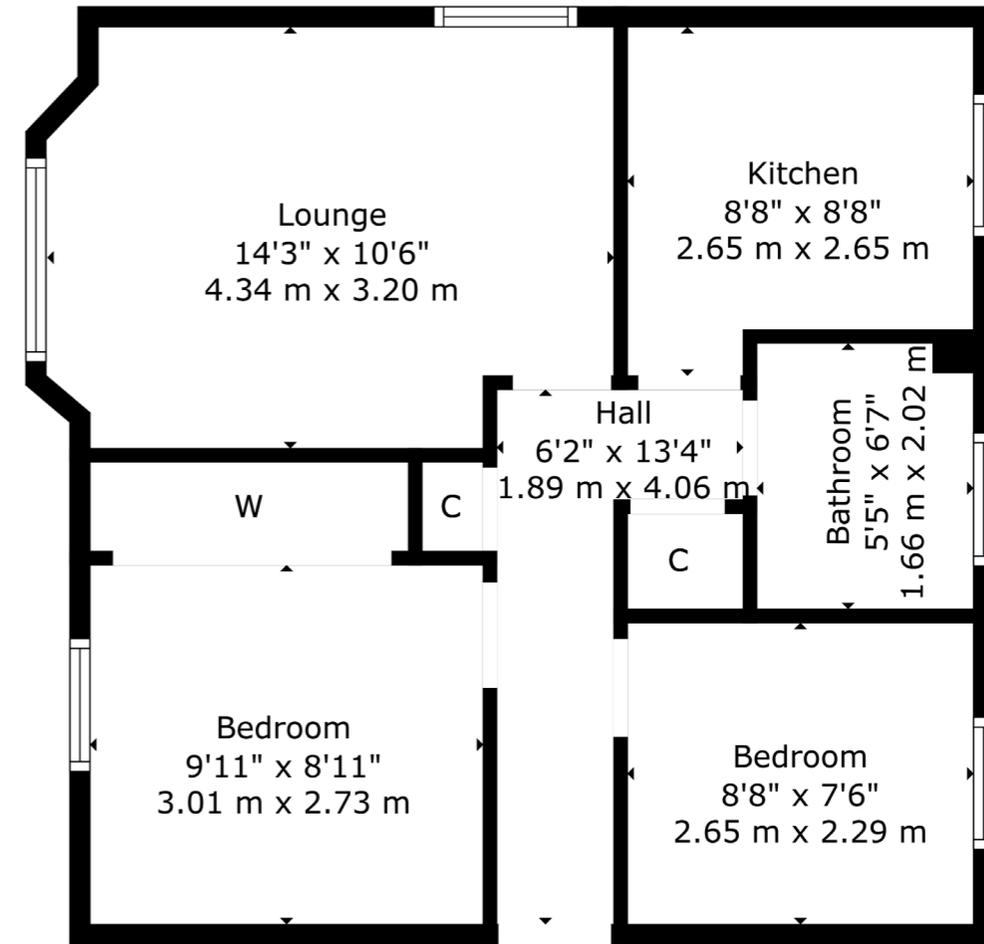
1 | PUBLIC ROOM

Flat 1/2 2 Northland Avenue is a superb, first floor flat in the highly sought after Scotstoun district, close to a wealth of local amenities and transport links and is located in the List One catchment area for Jordanhill School.

Internally the accommodation comprises; welcoming reception hallway with ample storage off and access off to all apartments. There is a good-sized dual aspect lounge to the front offering open aspects, modernised kitchen to the rear boasting a range of base and wall mounted units, and two well-proportioned double bedrooms, with principal bedroom further benefiting from in-built storage. A well-appointed main shower room with three-piece suite and free-standing shower completes the internal accommodation on offer.

The property features a secure entry system, recently installed double-glazed windows (under warranty), a new gas central heating system and boiler (under warranty), and has been fully plastered throughout. It also includes an allocated private parking space and access to well-maintained communal grounds.





The Scotstoun Conservation Area offers superb local amenities, including nursery, pre-school, primary and secondary education, both within the private and state sectors. The renowned Scotstoun Leisure Centre, home to Glasgow Warriors, offers a wide range of sporting facilities and Victoria Park is also close at hand.

There are a wide range of shops catering for day-to-day needs within the area, along with a choice of restaurants and coffee houses. For commuters, there is a choice of railway stations and regular bus links on the main road arteries providing excellent commuting to the City Centre via the Clydeside Expressway and to the south of the city via the Clyde Tunnel.

WE5300 | Sat Nav: 2 Northland Avenue, Scotstoun, G14 9BN

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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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