



Ash Road, Parkhall  
**Offers Over £85,000**

1 BED FLAT



**McHugh**  
Estate Agents





## Features

1 Bedroom

Lower Cottage Flat

Beautifully presented

Fabulous integrated Kitchen

Stylish Shower Room

Modern combi boiler

Private front and rear gardens

Sought after Parkhall location

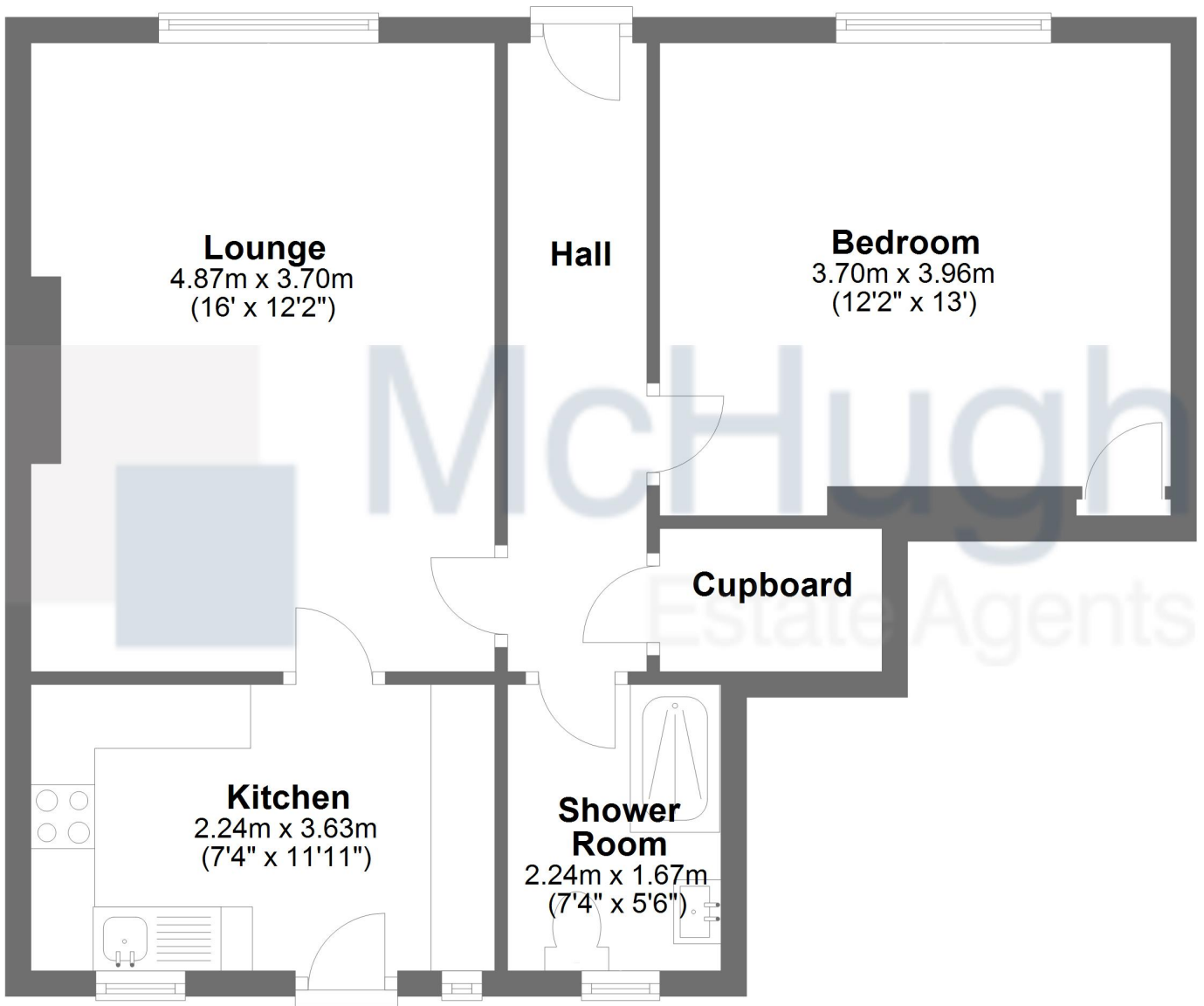
Handy for buses, trains and shops

## 1 BED FLAT



Ash Road, Parkhall

# Floor Plan



This floorplan has been created for guidance purposes only.  
Plan produced using PlanUp.

# Ash Road, Parkhall

This delightful one bedroom lower cottage flat is set in a quiet, single-sided street within the sought after district of Parkhall. This 'preferred style' main-door property provides elegantly upgraded accommodation suitable for young and older generations alike.

## Accommodation

The property is accessed via a uPVC front door to the central entrance hall. The large, tastefully presented lounge is flooded with natural light and enjoys views towards Boquhanran Park. Off the lounge is the well proportioned kitchen, which has a range of grey gloss units with contrasting worktops and comes complete with integrated appliances (Fridge/freezer, washing machine, eye-level oven, microwave and ceramic hob). A door from the kitchen leads to the private rear garden.

The bedroom is a bright and spacious room to the front of the property which has ample room for additional furniture and has elevated outlooks. At the end of the hall, the stylish shower room has a modern suite, a generous, low-rise shower enclosure and an electric shower unit.

There is a large storage cupboard in the hall.

## Windows and Heating

The property has uPVC double glazing and a gas central heating system (combi boiler).

## Gardens

The private front garden enjoys sunny exposures and is gently elevated from street level. At the rear, the large, private garden is mainly laid to a lawn and has a convenient access gate to Alder Road.

## Location

14 Ash Road is located within walking distance of Dalmuir Park, local shops and public transport. Dalmuir train station is approximately 10 mins walk with frequent services to Glasgow City Centre. Nursery, Primary and Secondary schools are within a 10-15 minute walk.

The Parkhall district is conveniently positioned for access to Great Western Road which provides links to Glasgow, Loch Lomond and M8 Motorway.

SAT NAV ref - G81 3PT

## Dimensions

Lounge - 4.87m x 3.70m

Kitchen - 2.24m x 3.63m

Bedroom - 3.70m x 3.96m

Shower Room - 2.24m x 1.67m





Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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