

2/3, 10 Lady Anne Street

YOKER, GLASGOW, G14 0JN



*PERFECT FOR FIRST-TIME BUYERS OR A GREAT
BUY-TO-LET INVESTMENT PROPERTY*



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We are delighted to offer to the market this excellent two-bedroom apartment, set in a popular area with an easy commute to the social scene of the West End.

In more detail, the property is accessed via a well-maintained communal stairwell. Internally, the accommodation is in good decorative order throughout and comprises an entrance hallway, a spacious lounge/diner with a bay window flooding the room with natural light. Due to its shape, it would suit a range of furniture options. A very functional kitchen, finished in light wood units with an electric oven and gas hob, with ample space for a fridge freezer and washing machine. There are two bedrooms; a large double master bedroom and a large single bedroom with a built storage facility which previously operated as an en-suite facility and could easily be returned to same if required, both offer plenty of room for free standing furniture. The bathroom is fresh and bright and contains a white suite with an electric shower over the bath. The apartment is kept warm and comfortable via double glazing and gas central heating.

There is an excellent low maintenance communal area to the rear for drying or to relax on lazy summer days. On-street parking is available. There is also a secure door entry system. Early viewing is advised for those seeking a spacious, comfortable, and highly affordable place to call home.

The Location



The Lounge





The Kitchen





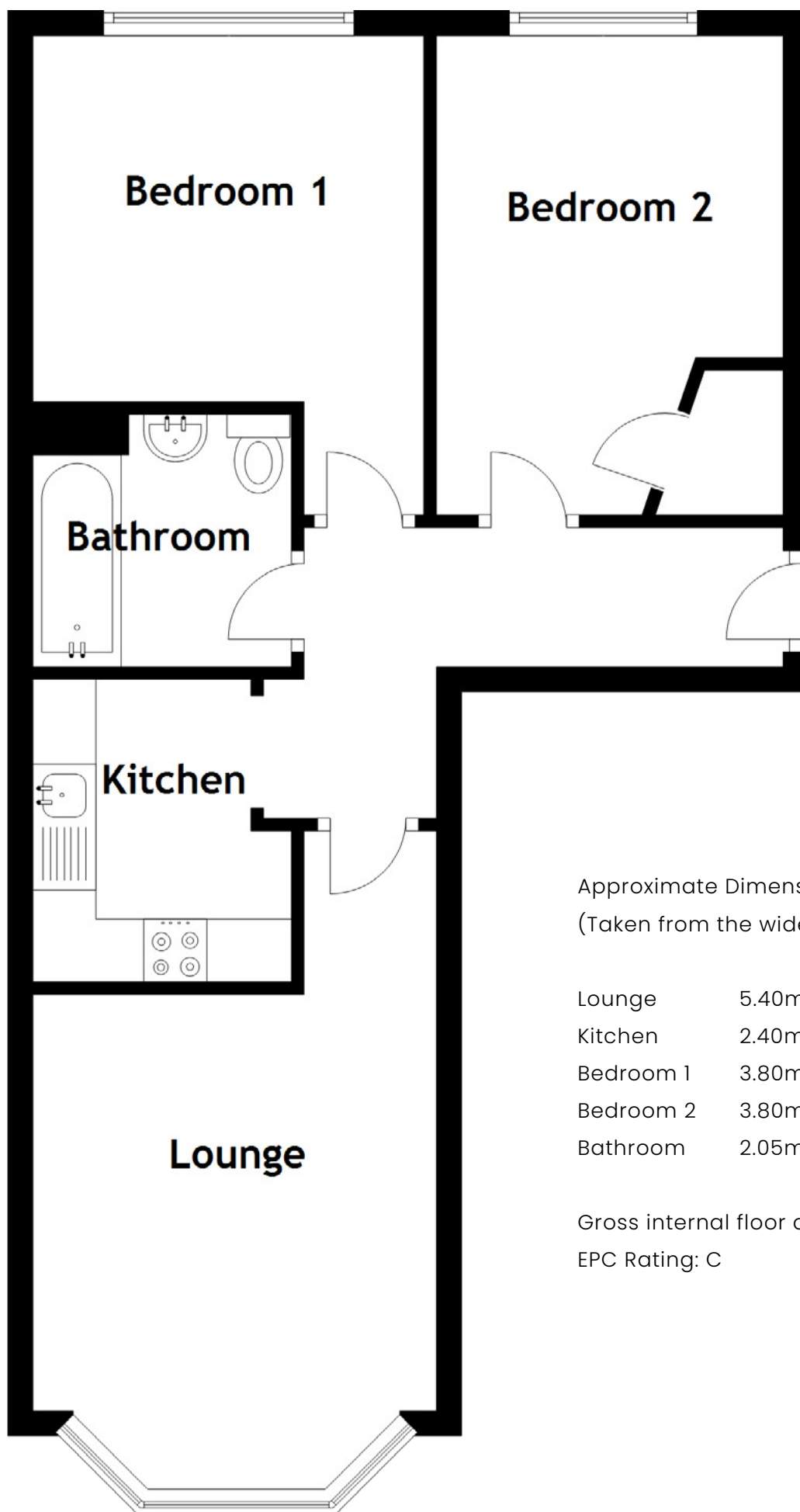
Bedroom 1





Bathroom





Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.20m (10'6")
Kitchen	2.40m (7'10") x 1.73m (5'8")
Bedroom 1	3.80m (12'6") x 3.10m (10'2")
Bedroom 2	3.80m (12'6") x 2.75m (9')
Bathroom	2.05m (6'9") x 2.00m (6'7")

Gross internal floor area (m²): 58m²

EPC Rating: C



Communal Area





The popular area of Yoker is a great place to live and commute from. Providing an excellent selection of amenities and shops, catering for all requirements. More extensive shopping can be found towards Clydebank, within the highly regarded Clydebank Shopping Centre, with an additional retail park offering an extensive range of High Street outlets.

Public transport facilities include regular bus services adjacent to the property, both for travel to Glasgow and also towards Clydebank. Frequent rail travel can also be found locally and, for the motorist, there are good road links with Dumbarton Road providing direct access to the Clyde Tunnel, Clydeside Expressway and the M8 Motorway, meaning all areas of central Scotland are easily accessible on a daily basis. The Golden Jubilee hospital further enhances the strong rental demand for quality apartments such as these.

The Location

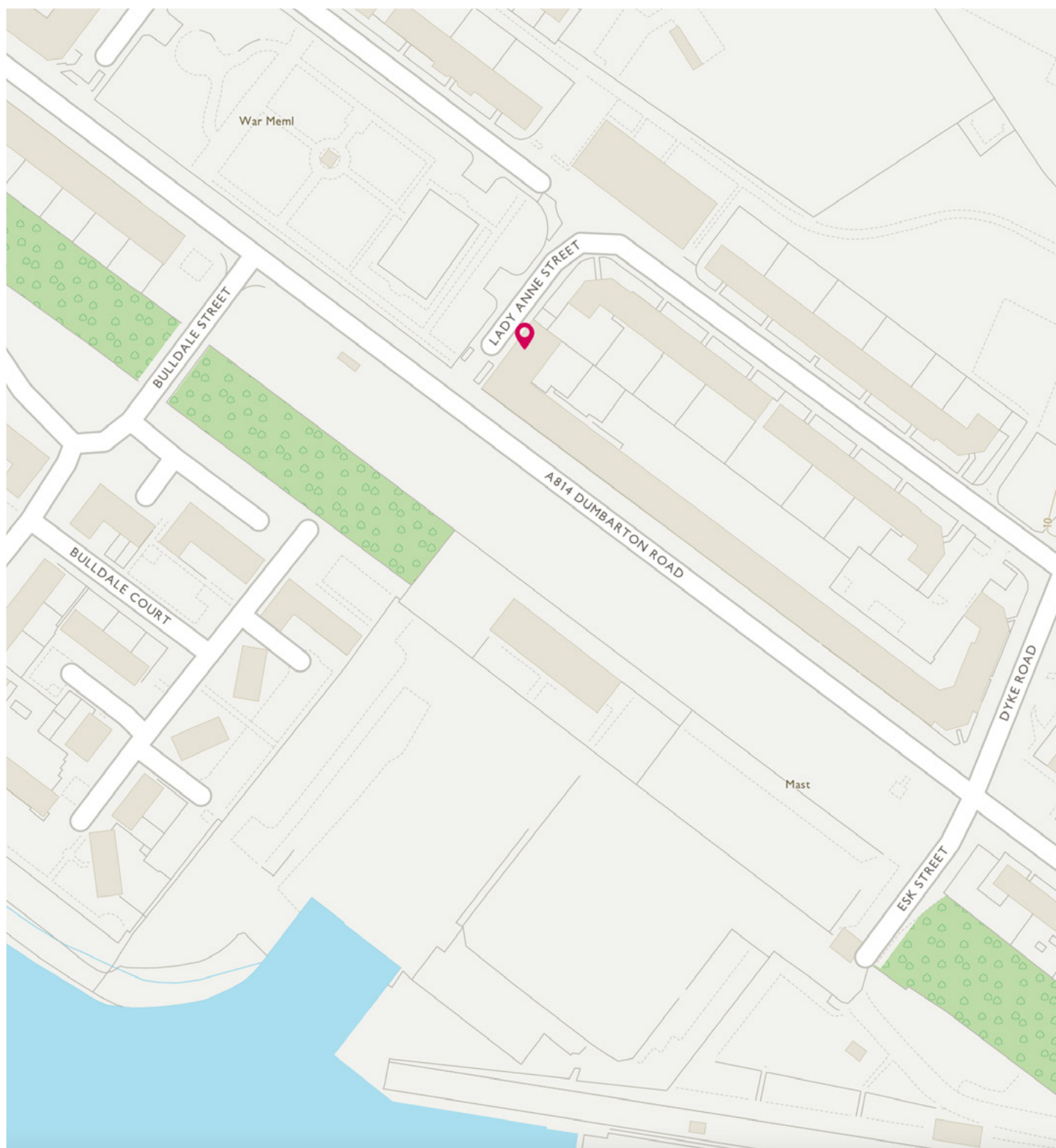


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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