

# Two bedroom flat

Early viewing recommended

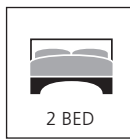


## 2/1 221 Balmore Road

Possil Park, Glasgow, G22 6NA



Scan Here!



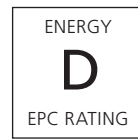
2 BED



1 BATH



LOCAL  
AMENITIES



ENERGY

D  
EPC RATING





## 2/1 221 Balmore Road Possil Park, Glasgow

The popular area of Balmore Road offers a good location for both living and working. With a good range of transport links via both bus and rail to the city centre. Local amenities are close by catering for everyday needs. The motorway network is only a short drive away making all areas of central Scotland easily accessible within a short timescale. Possilpark and Parkhouse Train station is approximately 160 meters away making commuting in and out of Glasgow very easy.

We are delighted to offer to the market this spacious 2 bedroom flat. The property is ideal for first time buyers or would also make an excellent investment opportunity for a buy to let investor.

Accommodation comprises: hallway with

storage cupboard and access to all apartments, Kitchen with floor to ceiling units, cooker and space for washing machine. Bright and airy living room with good furniture configurations. The bathroom has a clean white suite and an electric shower over the bath. There are two bright and airy double bedrooms, both offering good furniture configurations.

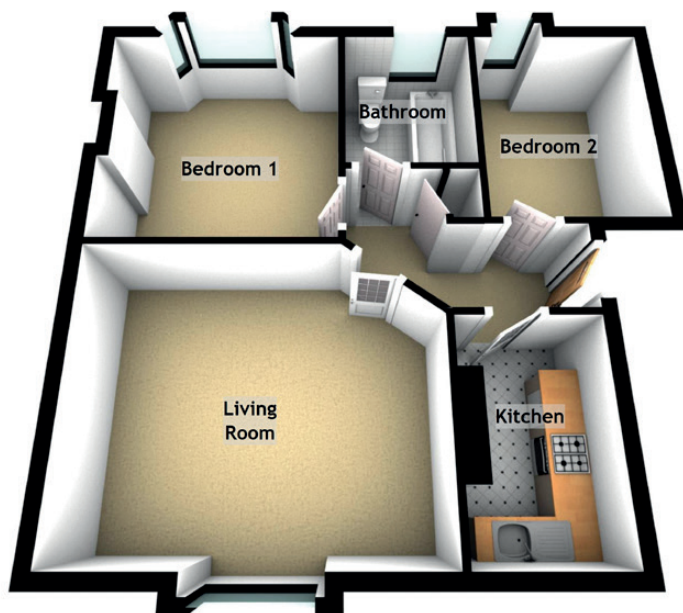
There is a communal area to the rear for bin storage etc. The property also benefits from Gas Central Heating, Double Glazing and Secure Door Entry System.

Early viewing is a must for anyone seeking a great buy to let or first time flat.



Kitchen & Living Room



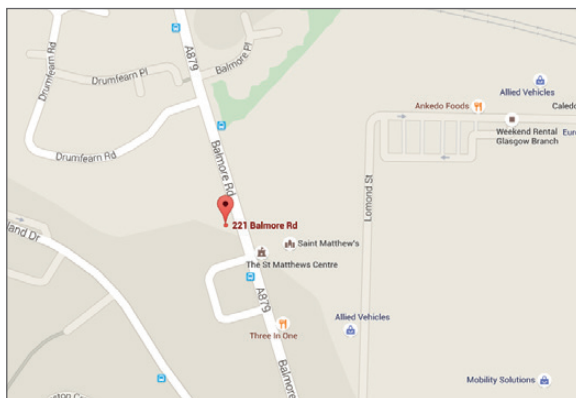


### APPROXIMATE DIMENSIONS (Taken from the widest point)

Living Room	4.65m (15'3") x 3.90m (12'10")
Kitchen	3.80m (12'6") x 1.85m (6'1")
Bedroom 1	3.31m (10'11") x 3.30m (10'10")
Bedroom 2	3.00m (9'10") x 2.38m (7'10")
Bathroom	2.40m (7'10") x 1.40m (4'7")

### GROSS INTERNAL FLOOR AREA (M<sup>2</sup>)

55



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## Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

**Disclaimer** - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description  
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