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We are delighted to offer to the market this excellent two bedroom apartment, offered to the market in walk-in condition and occupying a preferred second-floor position. The apartment is very spacious even by traditional build standards and is sure to be a very popular listing with those looking for a prime property in one of Glasgow's ever-popular locations.

Accommodation comprises of a bright and airy lounge with a large panoramic bay window offering great views out to the leafy Ruchill park only 100 yards away. The spacious room is flooded with natural light and the room offers many options for furniture configuration.

The kitchen/diner is finished in a good range of light wood units and benefits from a gas hob, electric oven, and ample space for a free standing fridge freezer and washing machine. It's the perfect place for the chef to serve up a marvellous meal. (Freestanding appliances may be available by separate negotiation). The space also offers ample room for a dining/breakfast table.

The tiled bathroom is fresh, with a white suite and a mains shower over the bath, ensuring an endless supply of piping hot water for long refreshing showers.

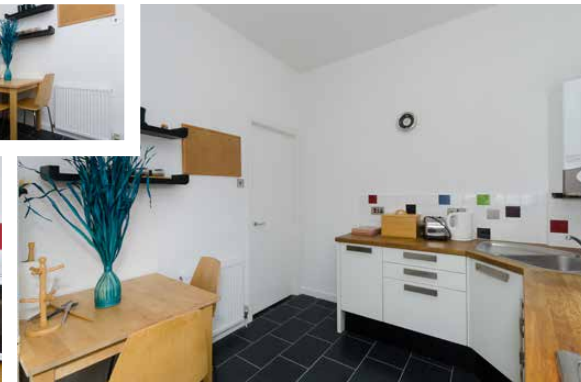
There are two spacious double bedrooms in this lovely apartment, both with ample space for free standing furniture and lots of natural light.

Storage space is also good with a large cupboard off the hallway, all helping to ensure a clutter-free environment throughout.

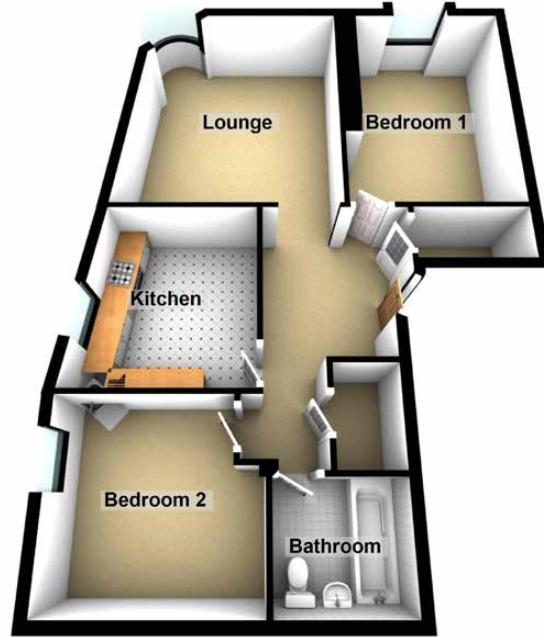
The property is kept warm, comfortable and secure, courtesy of the double glazing, gas central heating and secure entry system. The close is well maintained, as is the rear communal garden space. Parking is on-street to the front aspect of the building.

The property has just been given a clean 'bill of health' with a home report survey carried out by chartered surveyors J and E Shepherds. Some properties tick many boxes, this is certainly one of them.

Early viewing is strongly advised to anyone searching for a lovely apartment, in a great area and one that would make a great home for any young couple, small family or a rock solid Buy-To-Let investment property.



PROPERTY SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.35m (14'3") x 3.82m (12'6")
Kitchen	3.29m (10'10") x 2.86m (9'5")
Bedroom 1	4.34m (14'3") x 3.22m (10'7")
Bedroom 2	3.38m (11'1") x 3.23m (10'7")
Bathroom	2.09m (6'10") x 2.09m (6'10")

Gross internal floor area (m²) - 74 EPC Rating - C

Extras (Included in the sale):

Freestanding appliances and furniture may be available by separate negotiation.



Image credit: <https://www.edinburysurvey.co.uk/sample/>



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