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19 1/2 Eriboll Place

GLASGOW, G22 6PA

19 1/2 ERIBOLL PLACE

19 Eriboll Place is a great place to both commute from and to call home. It is only a short distance to Byres road and the trendy West End for all the bars, cafe's and restaurants anyone could ever wish for.

For those commuting further afield, the main motorway links are only five minutes drive away. There is also a good range of local nurseries and schools and plenty of options for daily household shopping.

The abundance of local leisure facilities, many within walking distance, range from whitewater kayaking at Pinkston, through many varied attractions, to the local squash and golf clubs. Easy access to the extensive Forth and Clyde canal paths provide further opportunities for leisure and activity.

We are delighted to bring to the market this excellent two

bedroom apartment, beautifully set in a popular location with a great family spirit all around. These apartments are eternally popular given the traditional values favoured by families, everyone knows each other and the friendly neighbourly spirit creates a great community where people actually take the time to talk to one another.

This excellent value for money spacious property is ideal for any first-time buyers as it offers an easy upgrade project for anyone with an eye for interior design. Although highly functional as is, the property is a real blank canvas and it offers an exceptional opportunity to take one of these apartments and transform it with the latest modern kitchen and bathroom which when completed would take it to another level and create a very comfortable home for anyone to enjoy. Alternatively as a Buy-To-Let investment as it is it would bring a solid monthly return at a relatively small outlay compared to it's potential.

Accommodation comprises of a bright and spacious lounge/diner with open views to the front aspect. The size and free space in the room would suit a range of furniture configurations.

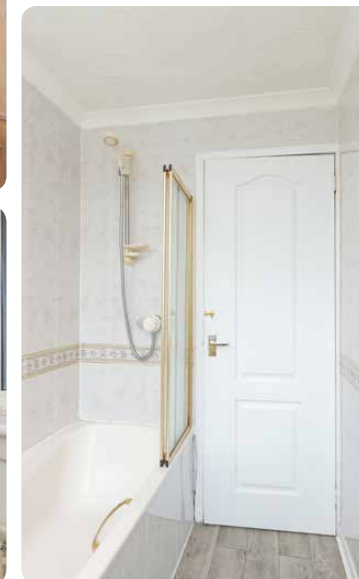
The galley style kitchen is fitted with a range of white units with an electric oven and gas hob, with ample space for the washing machine, freestanding fridge freezer and dishwasher. Freestanding appliances and furniture may be available by separate negotiation.

The tiled bathroom is bright and contains a mains shower with screen over the bath and white toilet and sink.

There are two double bedrooms both with ample space for free standing furniture. The hallway contains a handy storage cupboard to help keep the apartment clutter-free at all times.

The property is kept warm and comfortable courtesy of the double glazing and gas central heating whilst the balcony offers a great spot to relax with a coffee and a good book. Parking is on-street.

Early viewing is strongly advised for this excellent first-time buyer or Buy-to-let apartment.



SPECIFICATIONS, FLOOR PLAN & PROPERTY LOCATION

Approximate Dimensions (Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 5.00m (16'5") x 3.70m (12'2") |
| Kitchen | 3.90m (12'10") x 2.10m (6'11") |
| Bedroom 1 | 3.70m (12'2") x 3.60m (11'10") |
| Bedroom 2 | 3.80m (12'6") x 2.70m (8'10") |
| Bathroom | 2.70m (8'10") x 1.40m (4'7") |
| Balcony | 3.40m (11'2") x 1.30m (4'3") |

Gross internal floor area (m²): 65m²

EPC Rating: C

Extras Included in the sale): Freestanding appliances and furniture may be available by separate negotiation.

Ground Floor

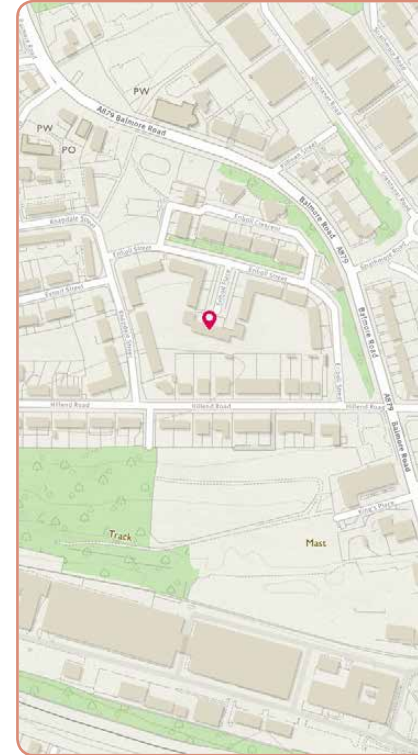
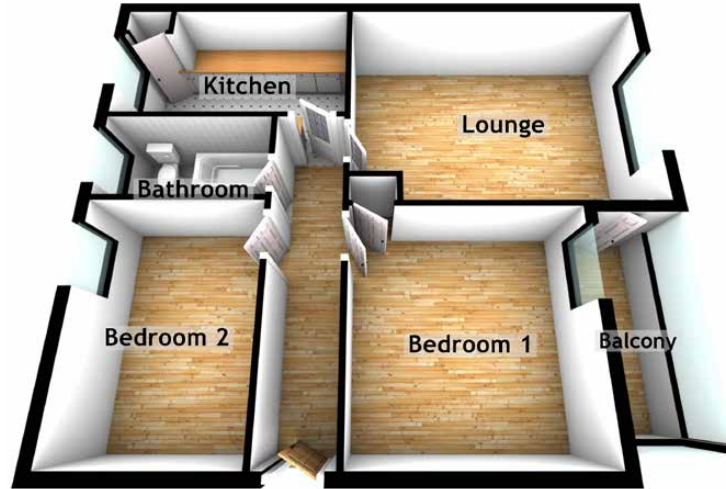


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>


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Part
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