

2/2, 107 Bowfield Crescent

PENILEE, GLASGOW, G52 4HL



**THIS PROPERTY
IS SUBJECT TO A
BUYERS PREMIUM**



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*Excellent two-bed starter home, Good
condition, Very popular location*



We are delighted to offer to the market this spacious two-bedroom apartment offering ideal accommodation for any first-time buyers. The property represents great value for money and the location remains ever popular.

THE LOUNGE



Accommodation comprises a bright and airy open plan lounge/diner. The abundance of natural light flooding in along with the spacious accommodation offers a perfect space for relaxing or entertaining friends and family.

THE BALCONY & VIEW

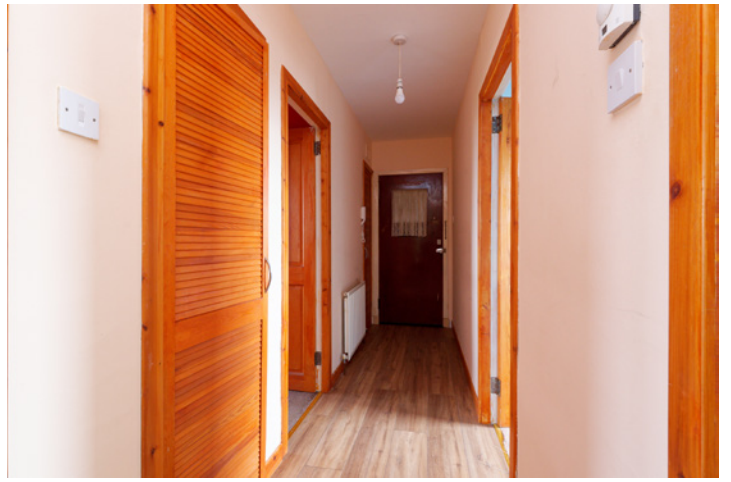
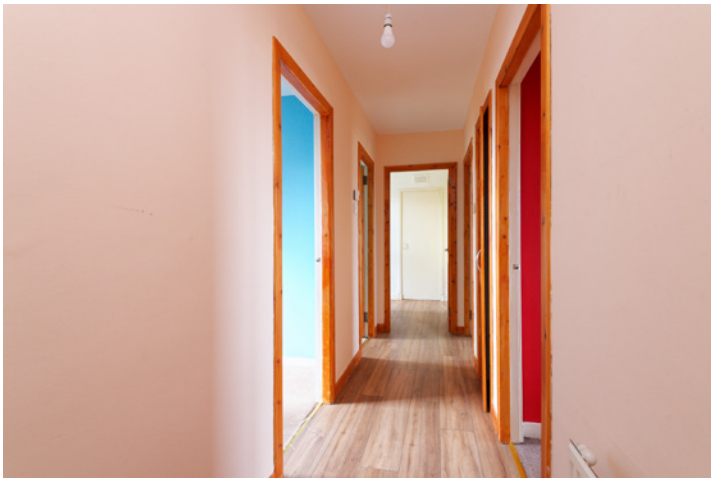


THE KITCHEN



The kitchen is finished in a range of light wood units, with a gas cooker, and ample space for a freestanding fridge freezer and washing machine.





To help ensure the apartment is always clutter-free, there's ample storage space throughout. The bathroom is finished with a white suite and a mains shower over the bath, ensuring an instant supply of hot water for long refreshing showers. There are two good sized bedrooms in this apartment; both have ample space for free standing furniture and the master has built-in wardrobes.

THE BATHROOM



BEDROOM 1



BEDROOM 2



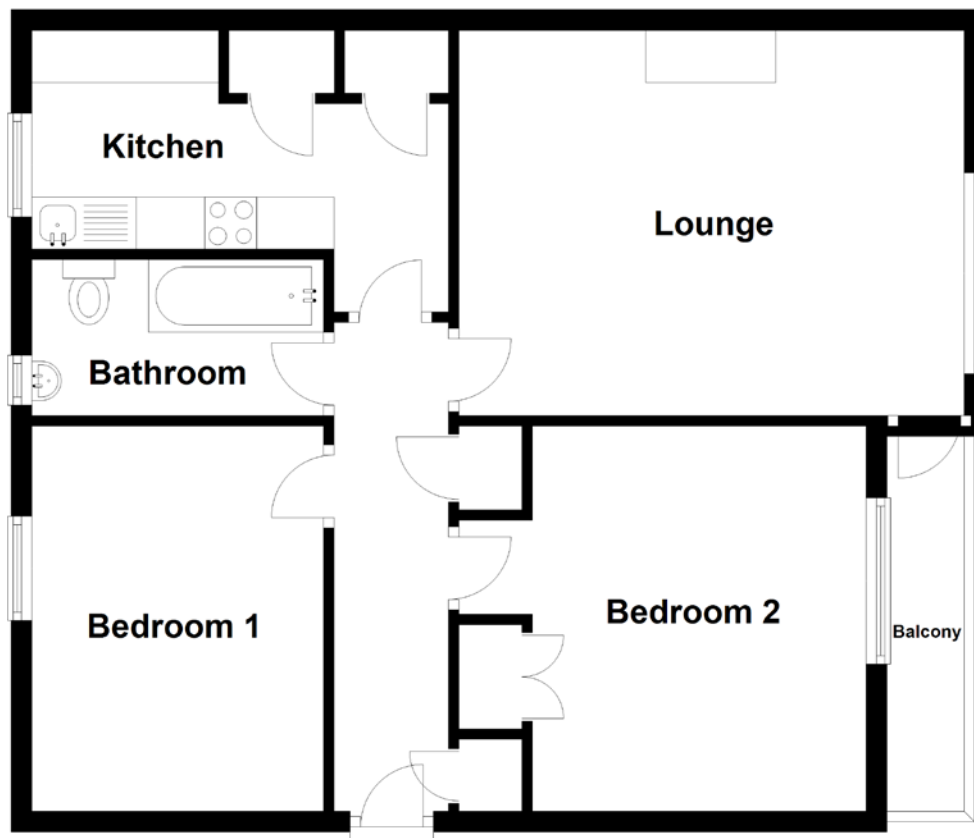
The apartment is always warm, comfortable and secure via the double glazing, gas central heating, and a secure entry system. Residents parking is on-street adjacent to the building. The balcony is a great place to sit and enjoy a coffee on sunnier days.

This is a property that has really been enjoyed by the current owner, given its spacious accommodation and easy reach convenient location. Early viewing is strongly advised for 'canny' Buy-To-Let investors, first-time buyers or indeed anyone looking for a great value apartment with real space and flexibility to live.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



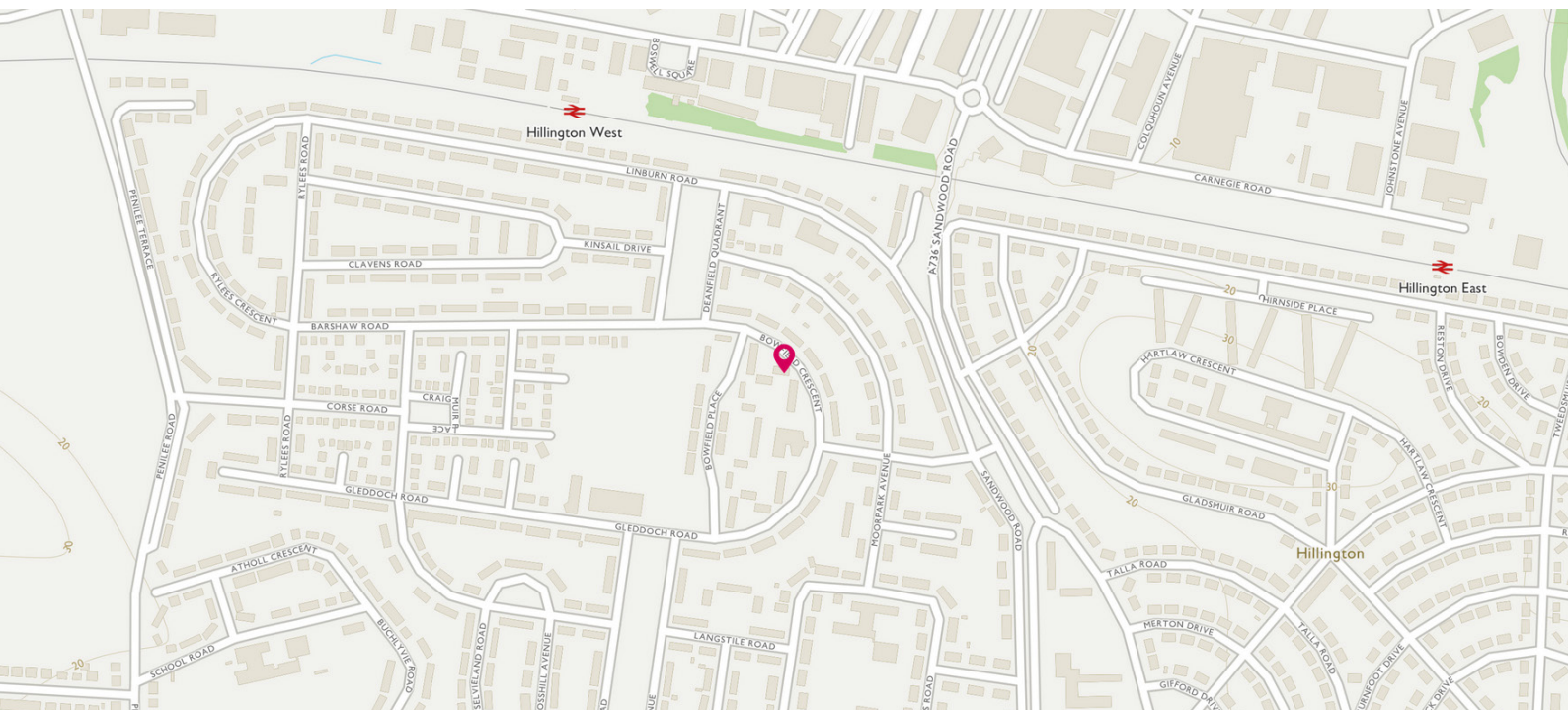
Approximate Dimensions (Taken from the widest point)

Lounge	4.85m (15'11") x 3.70m (12'2")
Kitchen	4.00m (13'1") x 2.10m (6'11")
Bathroom	2.80m (9'2") x 1.50m (4'11")
Bedroom 1	3.70m (12'2") x 2.80m (9'2")
Bedroom 2	3.90m (12'10") x 3.70m (12'2")

Gross internal floor area (m²): 63m²
EPC Rating: D

Buyer's Premium Value: £1500.00

Extras (Included in the sale): Freestanding appliances
may be available.



THE LOCATION

The popular area of Penilee in Glasgow is a great place to live and commute from.





The transport links by bus and rail are both frequent and close at hand. It is a mere eight miles to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is an excellent range of schools and amenities all within easy reach, making it a very popular place to call home.



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