

10 Guildford Drive

GLASGOW, G33 5ER



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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We are delighted to offer to the market, this stylish and spacious two-bedroom terraced house, set within a very popular development. It is presented to the market in excellent condition and would suit a wide variety of buyers.

Accommodation comprises a bright and airy open-plan lounge. The abundance of natural light flooding in from the large window along with the spacious accommodation offers a perfect space for relaxing or entertaining friends and family. There is ample space for the dining table or workstation. The modern kitchen is ideal for the apartment, finished in an attractive range of high gloss mahogany units, with a gas hob, electric oven, integrated fridge freezer and washing machine. It's a very efficient and stylish environment for any chef to prepare an excellent meal.

There is also a very useful downstairs WC just off the kitchen. To help ensure the apartment is always clutter-free, there's ample storage space throughout, including a massive cupboard under the stairs.





The Kitchen





Moving upstairs, there are two double bedrooms, both are incredibly spacious and afford the rooms more than ample space for free-standing furniture. The master bedroom benefits from integrated cupboards which provide excellent storage. There is also access to ample loft storage via a hatch in the hallway. The apartment is always warm, comfortable and secure via double glazing and gas central heating.





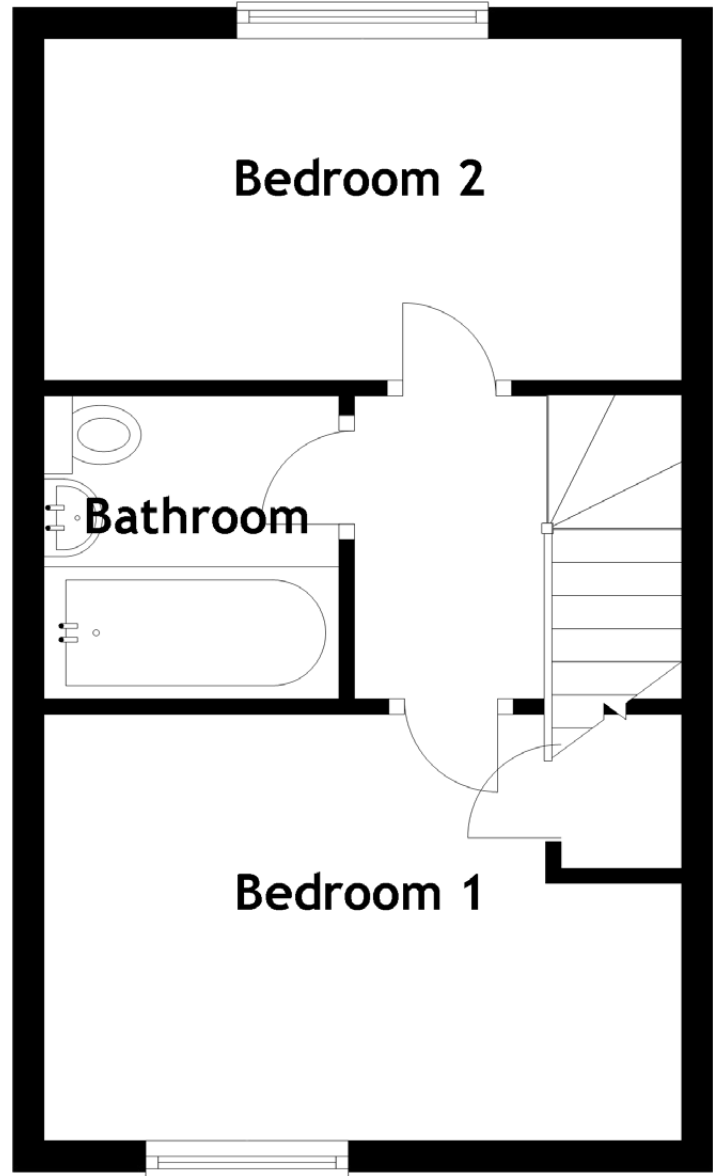
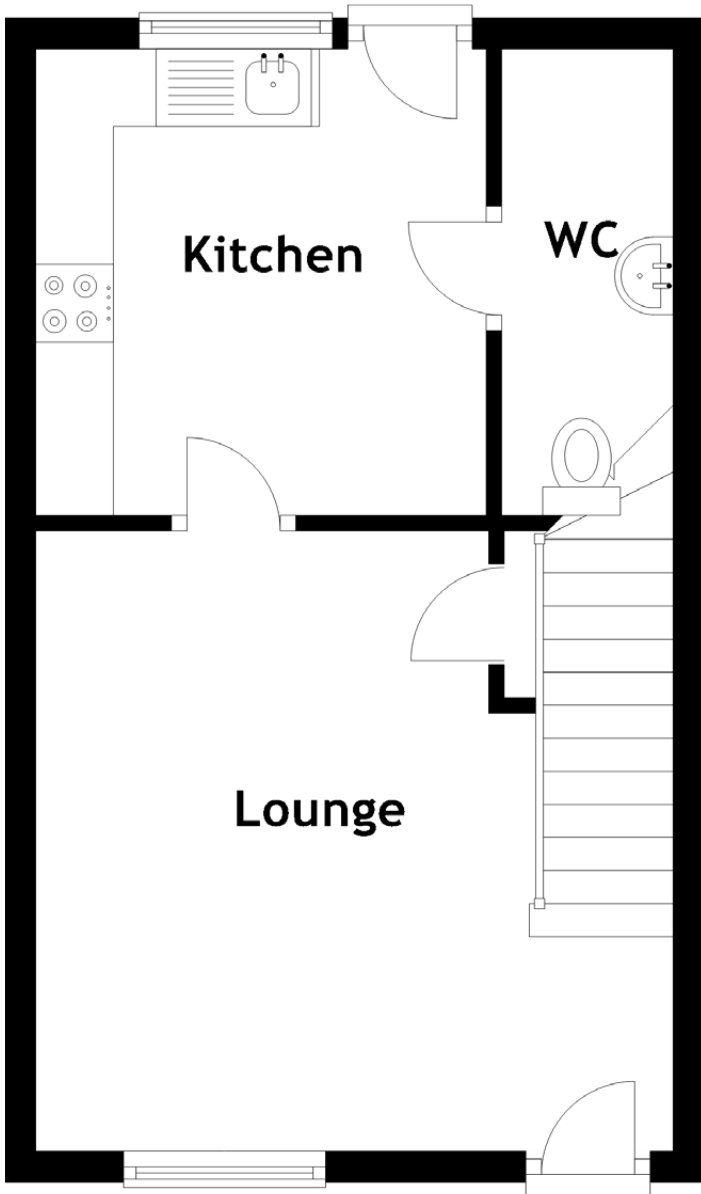
Bedroom 1





Bedroom 2





Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'6") x 4.00m (13'1")
Kitchen	3.00m (9'10") x 2.90m (9'6")
WC	3.00m (9'10") x 1.10m (3'7")
Bedroom 1	4.10m (13'6") x 2.75m (9')
Bedroom 2	4.10m (13'6") x 2.20m (7'3")

Bathroom	1.95m (6'5") x 1.90m (6'3")
Gross internal floor area (m ²): 56m ²	
EPC Rating: C	
Buyer's Premium Value: £2000	

Externally, there is a fully enclosed garden to the rear as well as a private parking space. This is a property that has really been enjoyed by the current owners, given its well-appointed accommodation, walk-in condition and convenient location.

Some properties tick all the boxes; this is certainly one of them. Early viewing is strongly advised for 'canny' Buy-To-Let investors, first-time buyers or indeed anyone looking for a perfect apartment with space, flexibility and style, and where all the hard work has already been done.

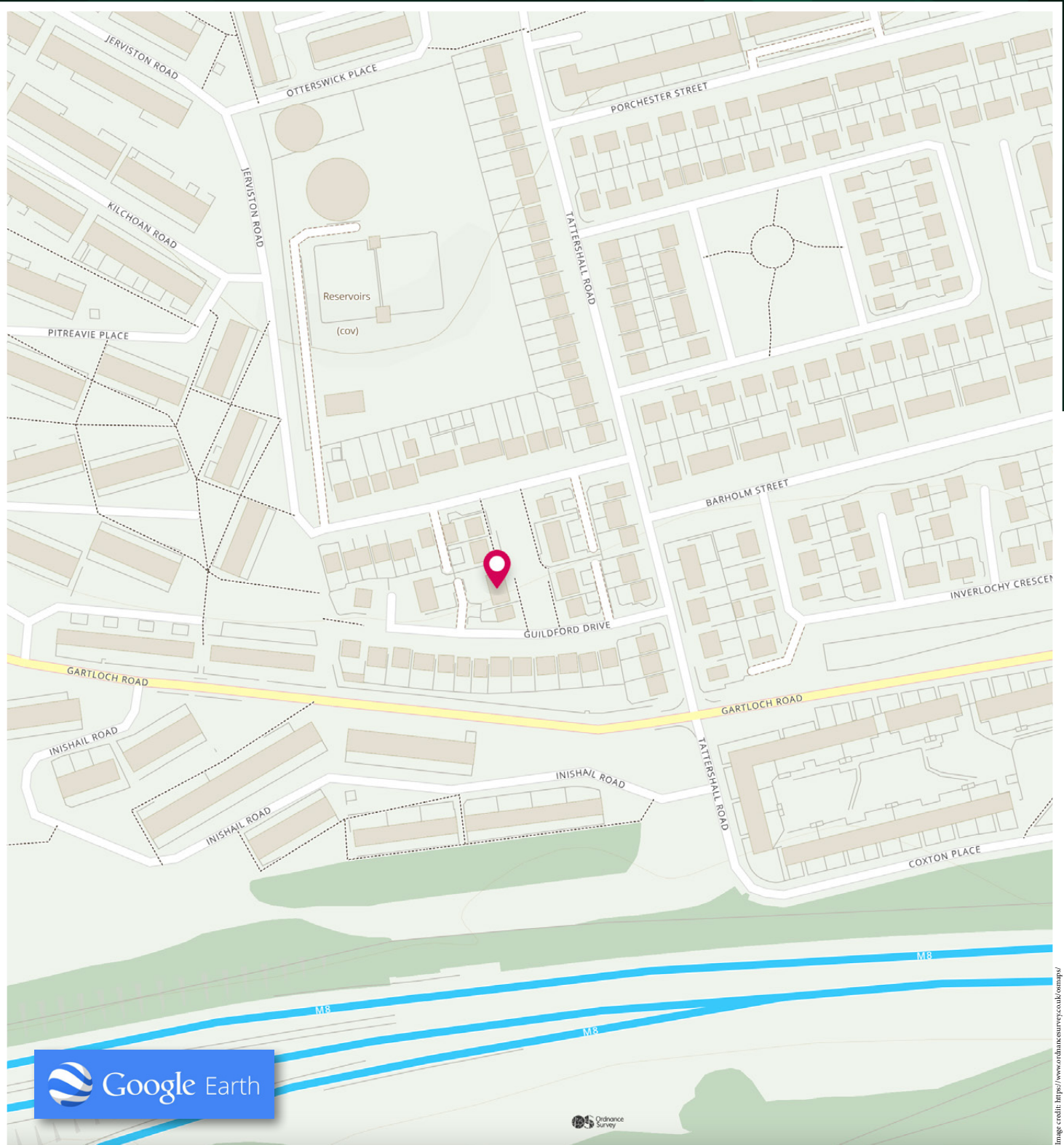




Guildford Road is situated in the popular area of Garthamlock. The area offers local shopping which will cater for most needs with the Glasgow Fort being on the doorstep. The Fort has a fantastic selection of shops, cinema and restaurants. More extensive shopping can be found in Glasgow city centre.

Transport facilities include access to regular bus services to central Glasgow and other destinations. Motorway access is also convenient, making it an ideal location for commuters.

The Location



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