

3/2 18 Cairnlea Drive

GLASGOW, G51 2UL



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

*Excellent two-bedroom traditional flat, walk-in
condition, popular location close to Ibrox stadium,
great accommodation*



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We are delighted to bring to the market, this fantastic two-bedroom sandstone traditional apartment, set in a very popular area of Glasgow. The accommodation on offer is presented in great condition and is perfect for any young couple. Alternatively, it would make an absolutely ideal Buy-to-Let investment, especially for football supporters who will undoubtedly pay a premium for such handy accommodation and ease of access to Ibrox stadium and the underground station.

THE LOUNGE



The very spacious and upgraded accommodation comprises a large lounge with a bay window that allows natural light to flood the room. The feel of real space is evident and given the shape of the room, it would suit a range of furniture configurations.

THE KITCHEN



The galley-style kitchen is ideal for the apartment and contains a good range of grey units along with an electric oven and hob. There's ample space for the washing machine and fridge.

The two bedrooms are both spacious and bright with ample space for freestanding furniture. There's a large cupboard off the hallway to help keep everything in its place. The bathroom is bright and fresh, finished in a white suite with an electric shower over the bath along with a stylish chrome radiator.



BEDROOM 1



BEDROOM 2



THE BATHROOM



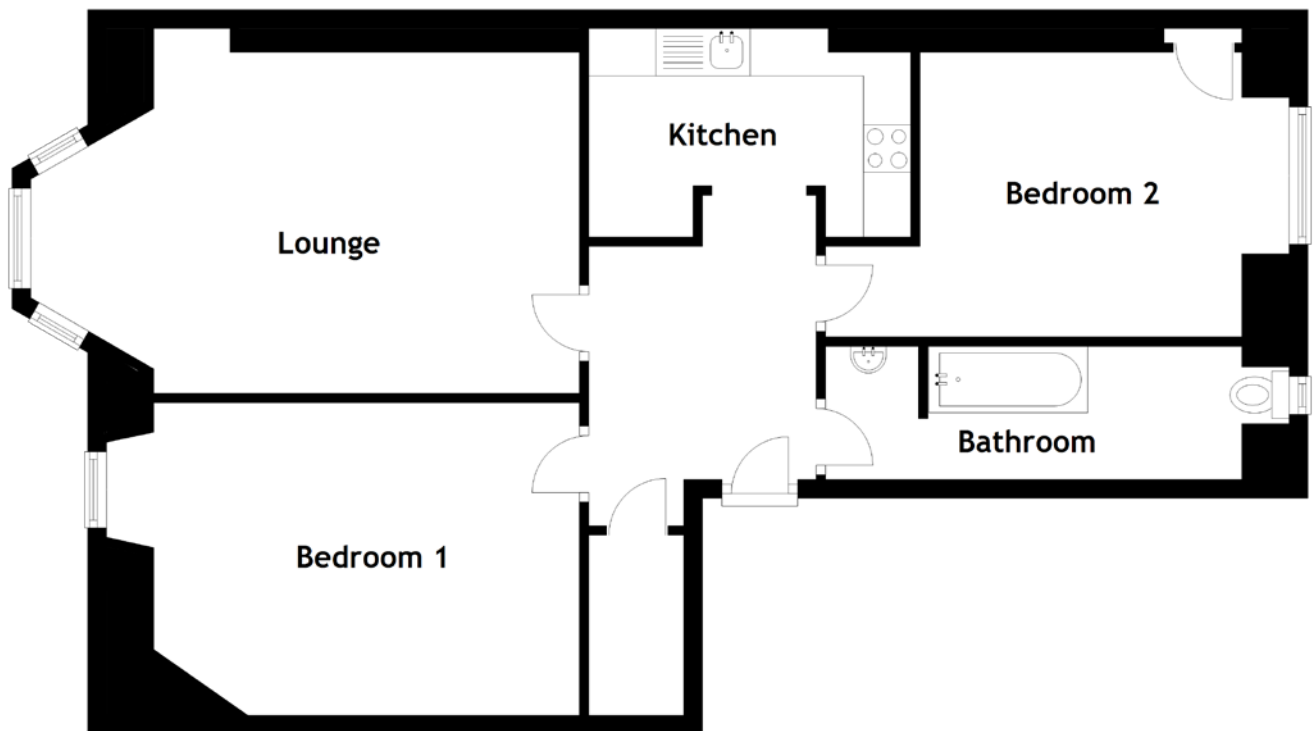
The home is kept warm and comfortable via gas central heating and double glazing. The property has communal drying space to the rear and parking is on-street.

Some properties tick all the boxes; this is certainly one of them. Early viewing is strongly advised for anyone looking for a very spacious apartment, in an eternally popular area that also offers real value for money.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



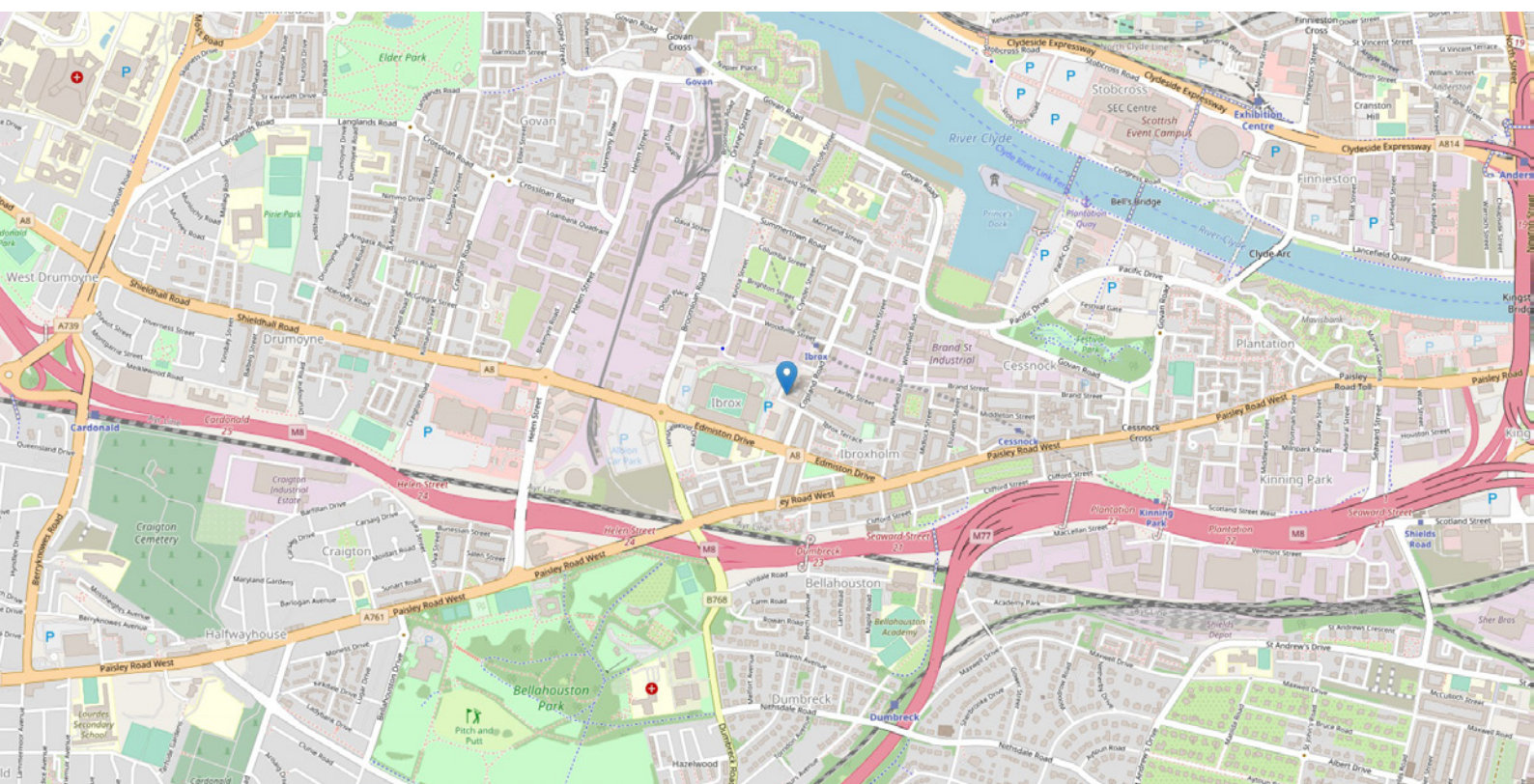
Approximate Dimensions (Taken from the widest point)

Lounge	5.80m (19') x 3.60m (11'10")
Kitchen	3.40m (11'2") x 2.20m (7'3")
Bedroom 1	4.50m (14'9") x 3.30m (10'10")
Bedroom 2	4.90m (16'1") x 3.00m (9'10")
Bathroom	4.40m (14'5") x 1.40m (4'7")

Gross internal floor area (m²): 79m²
EPC Rating: C

Buyer's Premium Value: £1500.00

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



THE LOCATION

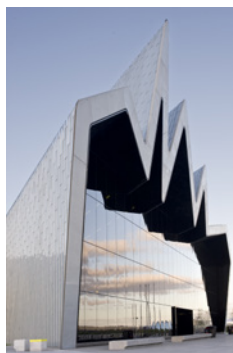
The property is located within the Ibrox area of Glasgow, with easy access to the main thoroughfares, leading to the city centre of Glasgow and the surrounding districts. The property is also within close proximity to the underground station and has excellent access to the national motorway network, with the M8 a short drive away and the Clyde Tunnel offering direct access to the West End and links to Clydeside Expressway.





There are local shops close to hand on Paisley Road West which cater for day-to-day needs and Braehead shopping complex is only five minutes away. It offers an extensive range of high street retailers including Marks and Spencer and Boots, along with a wide variety of leisure pursuits. Soar (formerly Xscape), housed in a striking modern building, provides an impressive range of activities for all ages and tastes, including a snow slope, rock climbing, aerial adventure, bowling, a white-knuckle ride, a state-of-the-art twelve-screen multiplex cinema and a choice of bars, restaurants and nightclubs. For the commuter, there are excellent, established links with Ibrox and Cessnock underground stations which are within a short stroll. The property is also located within a short drive of the new Queen Elizabeth University Hospital.

The city of Glasgow enjoys excellent transport links, being served by two mainline railway stations and the M8, M73, M74 and M77 motorways, which link to the central Scotland motorway network. Glasgow has an international airport which is located around eight miles southwest of the city and is accessible by bus, rail and car.



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