

# 1/1, 41 Prospecthill Circus

TORYGLEN, GLASGOW, G42 0AH



*Excellent two-bedroom first floor apartment, set in an exclusive and very popular development*



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We are delighted to offer to the market, this stylish and spacious two-bedroom apartment, set in a beautiful development of modern apartments on a preferred first-floor position.

The property is offered to the market in absolutely immaculate condition, in a range of neutral finishes that looks as good if not better than when first new. It is clear to see the apartment benefits from the impeccable care and attention to detail that the current owner has lovingly lavished on it.

## THE LOUNGE/DINER



Accommodation comprises a bright and airy open plan lounge/diner. The abundance of natural light flooding in from the triple aspect windows along with the spacious accommodation offers a perfect space for relaxing or entertaining friends and family. There is ample space for the dining/ breakfast table or workstation, and to enjoy the abundance of natural light that the large window affords the room.



# THE KITCHEN



The modern kitchen is ideal for the apartment, finished in a lovely range of white units, with a gas hob, electric oven, space for a large freestanding fridge freezer and integrated washer dryer. There is also space for a dishwasher if required. It's a very efficient and stylish environment for any chef to prepare an excellent meal. The breakfast bar is great for busy work mornings or the ideal place to sit and enjoy a coffee and some 'me' time. Freestanding appliances and furniture may be available by separate negotiation.





To help ensure the apartment is always clutter free, there's ample storage space throughout. The bathroom is bright and fresh with a white suite including a bath.

The two double bedrooms in this apartment are spacious and afford the rooms more than ample space for free standing furniture and for sliding door wardrobes.

## THE BATHROOM



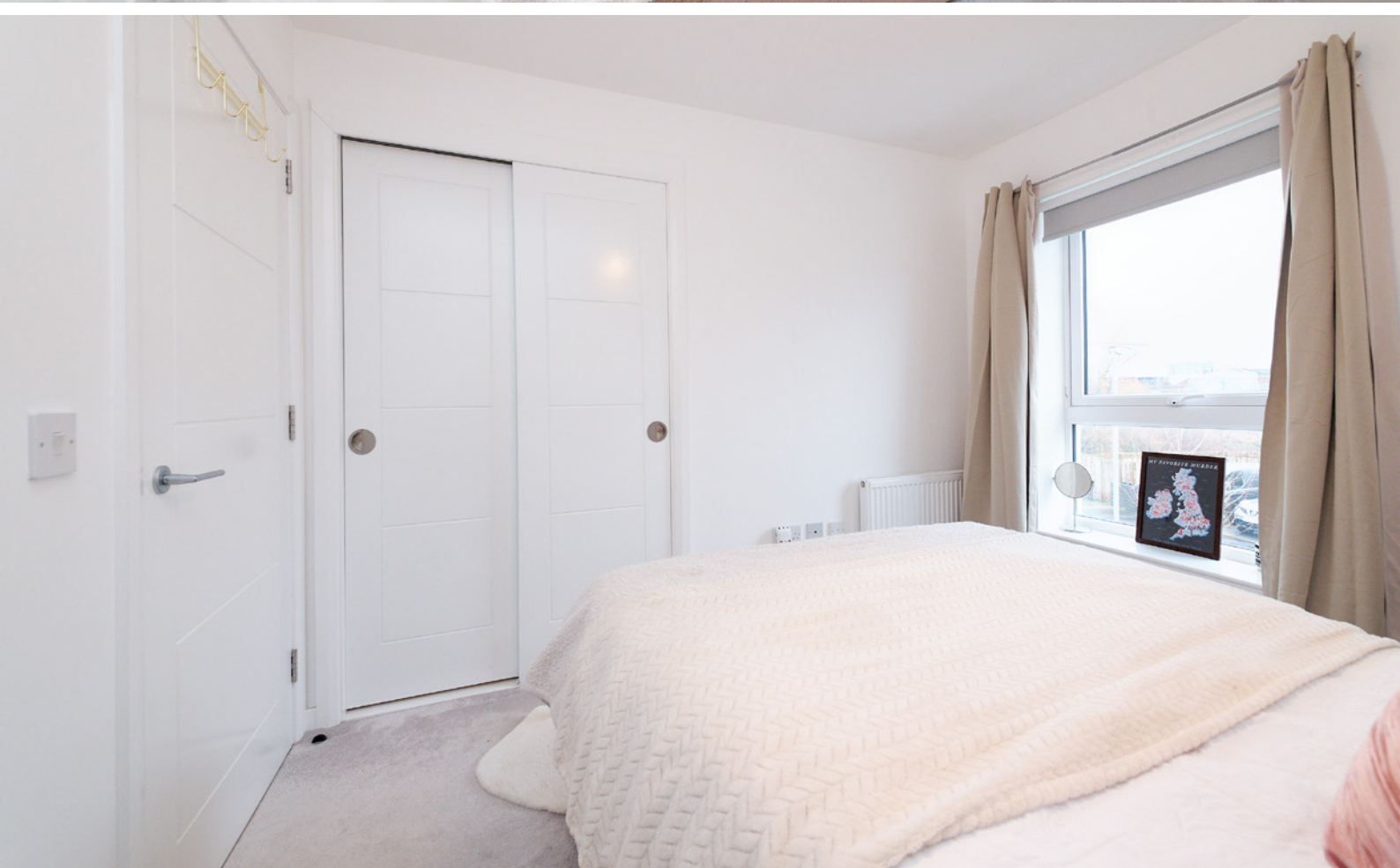


# BEDROOM 1





# BEDROOM 2





The apartment is always warm, comfortable and secure via double glazing, gas central heating, and a secure entry system. There is residents' parking in the area adjacent to the rear of the building. There's also well kept communal grounds and bike storage.

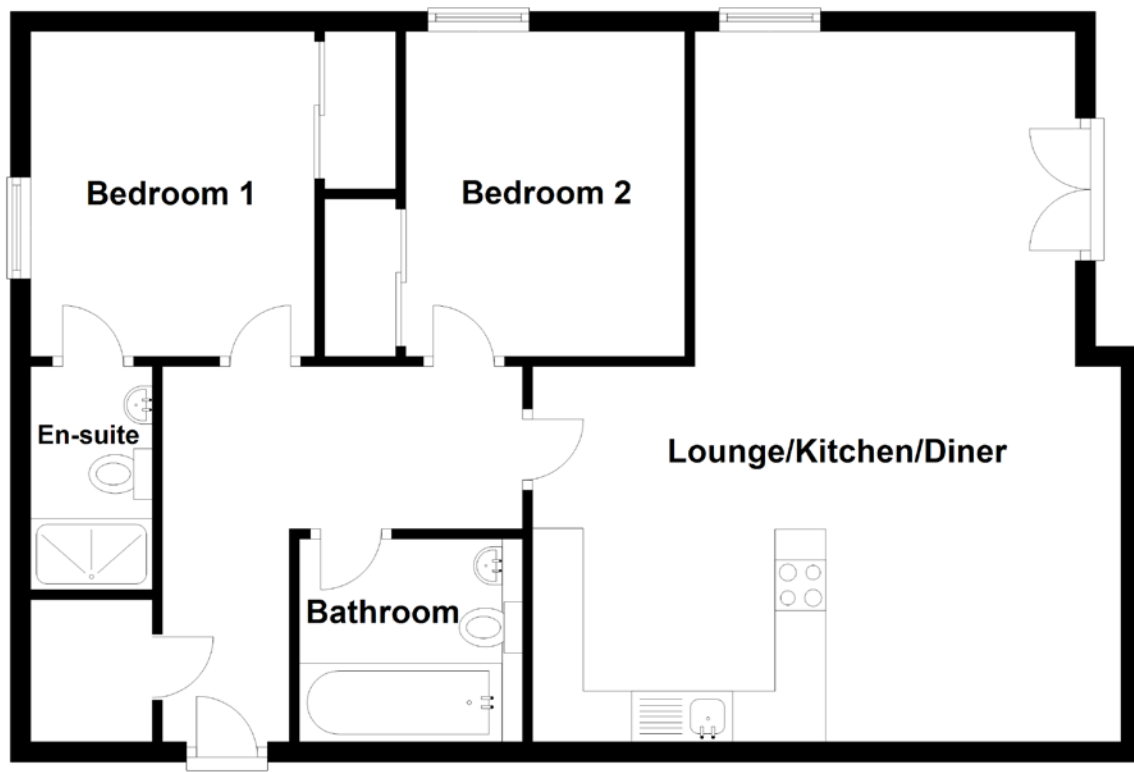
This is a property that has really been enjoyed by the current owner, given its well-appointed accommodation, immaculate condition, preferred first-floor position and convenient location. Some properties tick all the boxes; this is certainly one of them. Early viewing is strongly advised for 'canny' Buy-To-Let investors, first-time buyers or indeed anyone looking for a perfect apartment with space, flexibility and charm, and where all the hard work has already been done.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

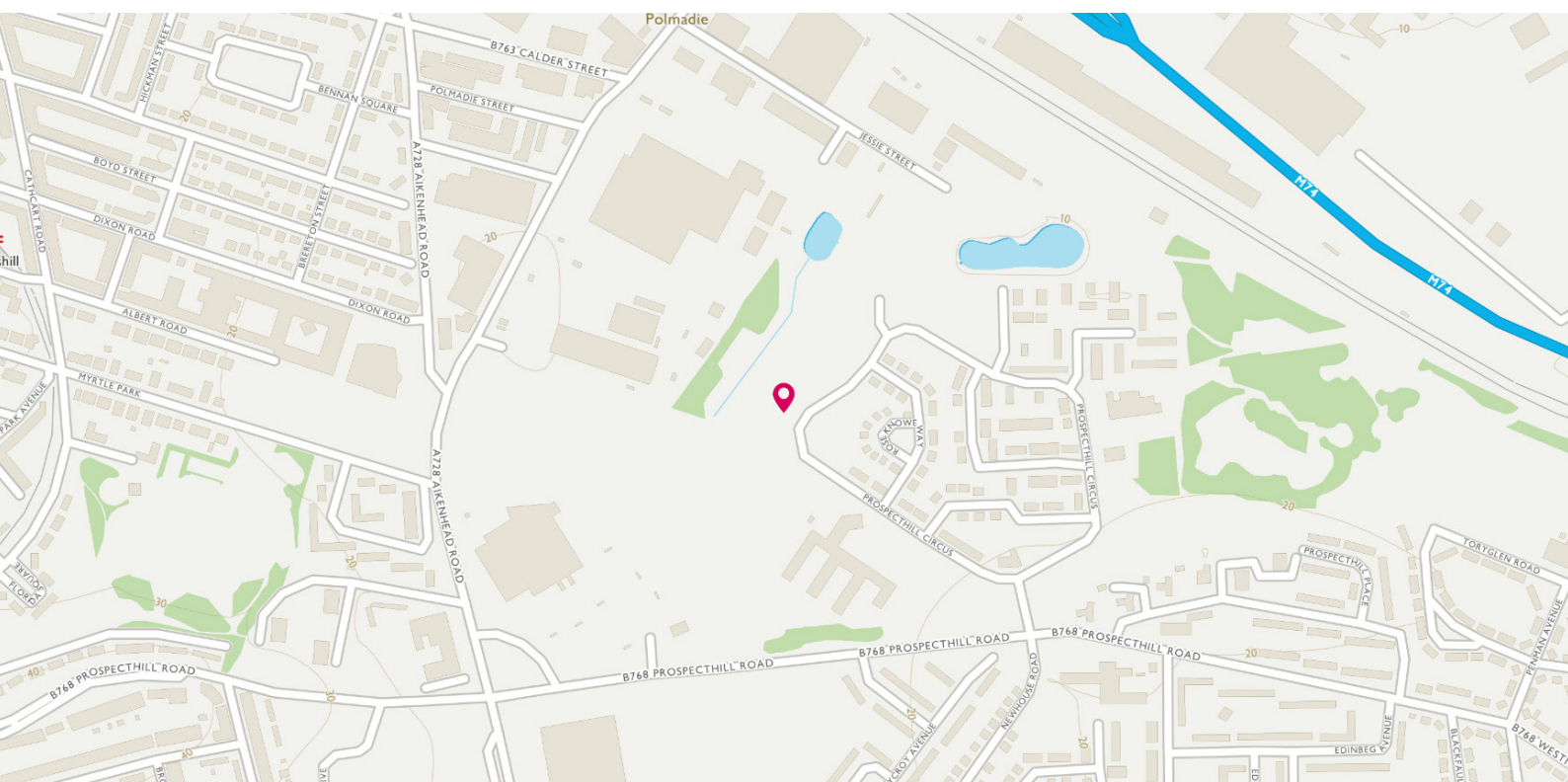


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen/Diner	6.60m (21'8") x 5.80m (19')
Bedroom 1	3.20m (10'6") x 2.80m (9'2")
En-suite	2.20m (7'3") x 1.20m (3'11")
Bedroom 2	3.20m (10'6") x 2.75m (9')
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>  
EPC Rating: B

Extras (Included in the sale): The factors are Lowther and fee's are a reasonable £60 per month approximately.





# THE LOCATION

Prospecthill Circus in Glasgow's Southside suburb of Toryglen 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 ten minutes 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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