







A 1 Bedroom First Floor Flat Within Central Locale, Short Walk To Train Station And Bus Links, Gas Central Heating, PVC Double Glazing, Viewing Advised.







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ENTRANCE HALLWAY

Entrance hallway entered via PVC opaque double glazed door, carpeting, good size storage cupboard.

LOUNGE - 4.03 x 3.37 metres

With carpeting, front facing double glazed window.

KITCHEN – 2.24 x 2.78 metres

With a range of floor and wall mounted units, ample work surface area, PVC sink, space for freestanding appliances.

BEDROOM - 3.87 x 2.47 metres

With front facing double glazed windows.

BATHROOM

The family bathroom has been converted to shower room with 3 piece suite comprising low flush WC, vanity mounted wash hand basin, shower quadrant, storage cupboard.

Tenure: Freehold

- Close To Train Station
- excellent storage

- family bathroom
- Double Glazing

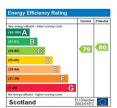




Viewing by appointment only AB Property Consultants & Estate Agents LTD 211 Glasgow Road, Baillieston, Glasgow G69 6EZ

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



ficiency of a home. The higher the rating the more ener ficient the home is and the lower the fuel bills will be.