



Waverley Street, Glasgow G41 2DY

welcome to Waverley Street, Glasgow

- Traditional third floor tenement flat.
- Stunning formal lounge with original features.
- Beautifully presented kitchen with integrated appliances
- 2 bedroom with master en suite bathroom.
- Stylish main shower room.

Tenure: Freehold EPC Rating: C

offers over
£210,000

A beautifully presented, top floor tenement flat with accommodation comprising reception hallway, lounge open plan to kitchen, two double bedrooms with master en suite bathroom and main shower room. GCH & DG. Security entry. Communal rear garden.



Lounge

Irregular Shaped Room 20' 8" max x 19' 8" (6.30m max x 5.99m)

Kitchen

Irregular Shaped Room 7' 9" max x 7' 3" max (2.36m max x 2.21m)

Bedroom One

Irregular Shaped Room 17' 3" max x 15' 2" max (5.26m max x 4.62m)

En Suite

6' 8" x 5' 9" (2.03m x 1.75m)

Bedroom Two

14' 3" max x 9' 2" max (4.34m max x 2.79m max)

Shower Room

12' 5" x 4' 3" (3.78m x 1.30m)

check out more properties at allenandharris.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
SHA110981 - 0007

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0141 649 9011



Shawlands@allenandharris.co.uk



183 Kilmarnock Road, GLASGOW, Lanarkshire,
G41 3JE



allenandharris.co.uk