



SPRINGBOIG ROAD, GLASGOW

A 2 Bedroom Level Access Ground Floor Modern Flat With Paris Balcony And French Doors, Smart Kitchen And Bathroom, Light Décor And Flooring, Excellent Storage, Viewing Advised.

Fixed Price £125,000

Freehold | A 2 Bedroom Level Access Ground Floor Modern Flat





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ENTRANCE HALLWAY

Entrance hallway entered via timber door, modern décor, modern flooring which extends through into the lounge, two good size storage cupboard, access from here is given to all main apartments.

LOUNGE – 3.55 x 5.74 metres

With modern laminate flooring as per hallway, double glazed French doors onto Paris balcony with outlooks onto front garden, modern décor, flush ceiling lights, decorative coving, space for dining table and chairs.

KITCHEN

The kitchen has a range of floor and wall mounted units, ample work surface area, stainless steel sink, side drainer, wall mounted combi boiler, double glazed window aspecting to rear, modern ceramic floor tiling.

BEDROOM 1 – 3.79 x 2.53 metres

With carpeting, light décor, front facing double glazed window, able to accommodate double bed and other freestanding furniture.

BEDROOM 2 – 3.25 x 3.68 metres

With carpeting, light décor, able to accommodate double bed.

BATHROOM

The family bathroom has a modern 3 piece suite comprising low flush WC with concealed cistern, chrome heated towel rail, decorative backlit mirror, vanity mounted wash hand basin with storage set underneath, deep panel bath with chrome mixer shower installed over, ceramic tiling to splashbacks, easily maintained panel finish to the ceiling, modern flooring, opaque double glazed window.

PARKING

The property benefits from private parking to rear.

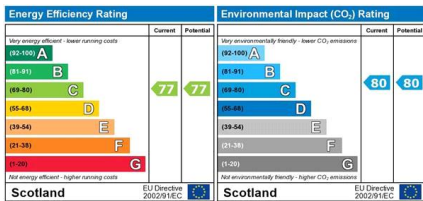
Council Tax Band: C

Tenure: Freehold

- excellent storage
- Private Parking
- Security Entry system
- smart bathroom
- Close to local amenities
- Close To Train Station







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
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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.