



FAIRLEY STREET, GOVAN, GLASGOW

*****CLOSING DATE SET - 8/3/24 AT 12 NOON*** A 1 Bedroom Larger Style Second Floor Flat Within Central Locale With Short Walk To Subway, Modern High Gloss Kitchen, Smart Bathroom, Viewing Advised.**

Offers Over £60,000 Freehold | A 1 Bedroom Larger Style Second Floor Flat





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ENTRANCE HALLWAY

Entrance hallway entered via timber door, modern laminate flooring, light fresh décor, two excellent size storage cupboards, one large walk-in store housing the property's hot water tank, further large storage cupboard.

LOUNGE

Open plan dining breakfasting kitchen lounge area. The lounge area has front facing Paris balcony with double glazed doors and open outlooks, modern décor, space for dining table and chairs, laminate flooring. Breakfasting bar area separates lounge and kitchen. The kitchen has a range of floor and wall mounted units in a high gloss finish, ample work surface area, space for fridge freezer and washing machine, four-burner electric hob, integrated oven.

BEDROOM

Large double bedroom with mirror fronted wardrobe storage, modern carpeting, light décor, front facing double glazed window, able to accommodate large double bed and other freestanding furniture.

BATHROOM

The family bathroom has a 3 piece wite suite comprising low flush WC, pedestal wash hand basin, deep panel bath with shower installed over.

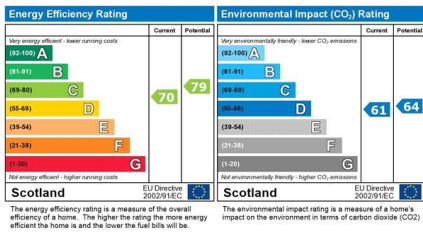


Council Tax Band: A

Tenure: Freehold

- Close to local amenities
- Close To Train Station
- Communal Area
- No Onward Chain
- Security Entry system





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.