



YOUR MOVE

— Adam Stuart —

PRICE:

**Offers
Around
£120,000**

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2/1 8 Hazel Avenue, Glasgow, G44 3LH

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DESCRIPTION

Your Move Adam Stuart are delighted to offer for sale this well presented, spacious one bedroom tenement flat in Muirend, one of Glasgows most popular Southside addresses. The property has been upgraded over recent years and tastefully decorated throughout, producing an inviting and comfortable environment. The accommodation comprises; lounge, kitchen / diner, double bedroom, modern bathroom and entrance hall with substantial storage facility. This stylish traditional property is bound to attract a wide range of potential buyers from first time buyers to singles/couples and an early viewing is therefore recommended. A Home Report is available for this property - please contact our office for access details.

LOCATION

Situated in Muirend this property has excellent transport links with the choice of bus, rail and road networks. A range of local shops and a supermarket are all located nearby as are doctor and dentist facilities. There is also a selection of eateries and bars all within easy reach.

DIRECTIONS

Travelling from the Clarkston office, take the last exit from the Clarkston Toll roundabout towards the City along Clarkston Road. Continue along Clarkston Road, passing Shell petrol station on left, shops on right hand side, through traffic lights at the Muirend Road junction(Somerfield supermarket on left) and then take the third right into Hazel Avenue. Number 8 is located on the right hand side.

ENTRANCE HALL

3.62m (at widest point) x 0.00m (2.48) (11'11" x 0'0")

Entrance hall, accessed from communal stairwell via 'original style' part glazed/hardwood door. Laminate wood effect flooring, smooth finish ceiling with decorative cornicing, ample power sockets and central heating radiator with thermostatic valve. Door entry phone system and two integral cupboards - both providing substantial storage space.

LOUNGE

6.32m x 4.04m (20'9" x 13'3")

Well proportioned lounge with double glazed bay window formation to the front. Neutrally decorated with solid wood flooring, stylish pendant lighting with dimmer control and feature fireplace comprising wooden/tiled surround and fitted with a 'living flame' gas fire. Feature 'display' alcove with halogen downlighting, central heating radiator with thermostatic valve and TV aerial/telephone points.

KITCHEN/DINING AREA

4.96m (at widest point) x 3.34m (16'3" x 10'11")

Well appointed, modern style kitchen (with space for dining area) fitted with a range of stylish Beech wood effect freestanding and wall mounted units. Appliances include freestanding cooker featuring gas hob and electric oven, 'chimney' style extractor hood, wall mounted 'combi' style gas boiler and stainless steel double bowl / drainer with mixer tap. Ample power sockets, space for upright fridge/freezer and plumbing for washing machine. Laminate wood effect flooring, smooth finish ceiling with cornicing, pendant style lighting, two double glazed windows to the rear and central heating radiator fitted with thermostatic valve.

BEDROOM

4.34m x 2.72m (14'3" x 8'11")

The bedroom is of double bed size (although a kingsize bed is currently in place) with a double glazed window to the front. Carpet flooring, smooth finish ceiling with cornicing, pendant style lighting, picture rail, ample power sockets and central heating radiator with thermostatic valve.

BATHROOM

3.91m x 1.34m (12'10" x 4'5")

Modern styled bathroom fitted with a white 3 piece suite comprising WHB, WC and bath with Mira Elite electric shower over bath and retractable shower screen. Ceramic tiled floor, walls tiled to half height, smooth finish ceiling with halogen downlighting, central heating radiator and opaque double glazed window to the rear.

CLAUSES:

DRAFT DETAILS:

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

SONIC TAPE CLAUSE:

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

ALL MEASUREMENTS:

All Measurements are Approximate

OFFICE OPENING HOURS:

Mon 9.00am - 5.30pm

Tue 9.00am - 6.00pm

Wed 9.00am - 8.00pm

Thu 9.00am - 6.00pm Fri

9.00am - 5.30pm Sat

9.30am - 2.00pm Sun

12pm - 3pm Tel : 0141

620 0000 Fax : 0141 620

0011 E-Mail:

Clarkston@Your-Move.co.uk

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.



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