



YOUR MOVE

Aidan

PRICE:

**Offers
Around
£142,500**

Ref no: 527/413/091

**YOUR MOVE,
241 Kilmarnock
Road, Glasgow, G41
3JF**

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To your nearest branch

1/1 1 Maybank Street, Glasgow, G42 8QP



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1/1 1 Maybank Street, Glasgow, G42 8QP

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

LOCATION

From the agents Shawlands office, proceed city bound on Kilmarnock Road/Pollokshaws Road. At the junction with Torrisdale Street (after Queens Park) turn right and then the next turning on the right onto Niddrie Road. Follow the road down until the junction with Queens Drive, turning left onto Queens Drive (with the park on the right). Take the 2nd turning on the left onto Maybank Street, with number 1 on the right hand side. Queens Park is located close to public transport routes to Glasgow city centre, and offers access to both the M8 and M77 within a short drive. Nearby are bars and restaurants, with more extensive recreational activities to be found at Shawlands close by.

DESCRIPTION

This lovely tenement flat has been finished to an excellent high standard and is located on the preferred first floor of this blonde sandstone building. The spacious accommodation on offer comprises: reception hall, bay windowed lounge with side views to Queens Park, fitted dining sized kitchen, 2 double bedrooms, and bathroom with electric shower. The property maintains many original features and is further enhanced by a system of gas central heating and communal secure entry. The agents recommend early inspection to avoid disappointment.

RECEPTION HALL

Property is accessed via communal entrance hallway with secure entry door system to internal reception hallway through heavy timber door with fanlight above. Spotlights to ceiling. Wall mounted entry phone handset. Integrated large walk in storage cupboard with shelving. Phone point. Hardwood flooring. Hallway gives access off to main apartments.

LOUNGE

5.66m x 3.94m (into bay) (18'7" x 12'11")

Three light single glazed replacement bay window formation viewing to the front with attractive side views to Queens Park. 2nd single glazed sash and case window formation viewing to the side with Victorian style panelling. Coving to ceiling. Feature fireplace with timber style surround, stone insert and brushed steel gas fire. Open press style storage cupboard with shelving. TV point. Bright principle reception room.

KITCHEN

4.82m x 2.88m (into recess) (15'10" x 9'5")

Single glazed replacement window formation viewing to the rear. Kitchen comprises a range of floor standing and wall mounted storage units with matching drawers and complementary worktops. Integrated brushed steel oven, 4 ring hob and extractor lid. Stainless steel with drainer and mixer tap. Sympathetic splash back tiling in cross stone effect. Space and plumbing for dishwasher and washing machine. Dining sized kitchen.

DINING RECESS

Extends to dining recess with space for 4 seater table.

BEDROOM 1

4.85m x 3.60m (15'11" x 11'10")

Three light sash and case window formation with Victorian panelling viewing to the front. Coving to ceiling with centre rose. Integrated open press style storage cupboard with fitted dressing area. Hardwood to floor. Larger style double sized room offering space for extensive storage units.

BEDROOM 2

3.58m x 2.92m (11'9" x 9'7")

Single glazed sash and case window formation viewing to the rear with Victorian panelling. Elaborate coving to ceiling with centre rose. Hardwood to floor. Feature open fireplace. Double sized room.

BATHROOM/WC

2.46m x 1.29m (8'1" x 4'3")

Single glazed opaque glass panel gives ambient light through from communal hallway. Comprises w/c, vanity style wash hand basin with mixer tap and storage beneath and bath with mixer tap. Fitted electric shower above bath. Tiling to ceiling height at walls. Tiling to floor. Heated towel rail.

GARDENS

Communal drying green to rear with refuse shelter

CLAUSES:

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.

FIXTURES & FITTINGS:

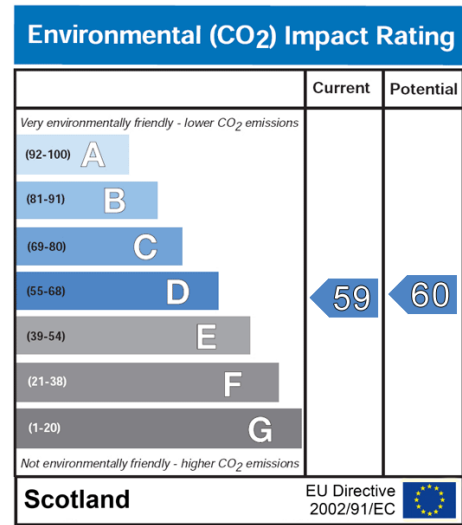
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

ALL MEASUREMENTS:

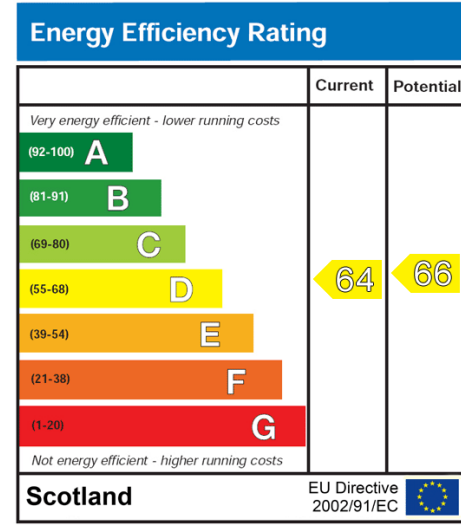
All Measurements are Approximate

LASER TAPE CLAUSE:

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



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 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 are likely to be.

OFFICE OPENING HOURS:

Monday-Friday
9am-5.30pm Saturday
10am-1pm Sunday -
closed



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