



BUDHILL AVENUE, GLASGOW

*****CLOSING DATE SET - 2/2/23 AT 12 NOON*** A 1 Bedroom First Floor Flat With PVC Double Glazing, Modern Gas Combi Central Heating, Replacement Woodgrain Style Kitchen, Bathroom With Shower, Viewing Advised, Set Close To Train Station.**

Offers Over £72,000 Freehold | A 1 Bedroom First Floor Flat





Tenure: Freehold

- Close To Train Station
- parking
- Close to local amenities
- Security Entry system

Entrance hall

Entrance hallway entered via timber door, modern carpeting, light fresh décor, access from here is given to all main apartments, good size storage cupboard previously housing the property's hot and cold water storage tanks prior to conversion to gas combi central heating.

Lounge

With modern carpeting, light décor, feature wall, front facing PVC double glazed windows with bright west facing outlooks.

Kitchen

With a range of floor and wall mounted units in a wood grain style finish, ample work surface area, four-burner gas hob, integrated oven, stainless steel sink, side drainer, front facing PVC double glazed window, space for other freestanding appliances, modern tile effect laminate flooring.

Master bedroom

With wardrobe storage, sliding doors, carpeting, light décor, rear facing PVC double glazed window with bright morning sun facing in an easterly direction.

Bathroom

The family bathroom has a 3 piece suite comprising low flush WC, pedestal wash hand basin with chrome tap, deep panel bath with electric shower installed over, ceramic tiling to splashbacks, modern ceramic floor tiling.

Please note

The property benefits from security entry system.

Outside

The property benefits from ample guest and resident parking located on street to front and within car park at rear.

Please note

The property is set within superb location set on the Glasgow to Edinburgh train link with under 15 minutes train journey to Glasgow Queen Street on a regular train service and Edinburgh Waverley, many local amenities nearby, Tesco Extra and Aldi supermarkets located only a short walk away.





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.