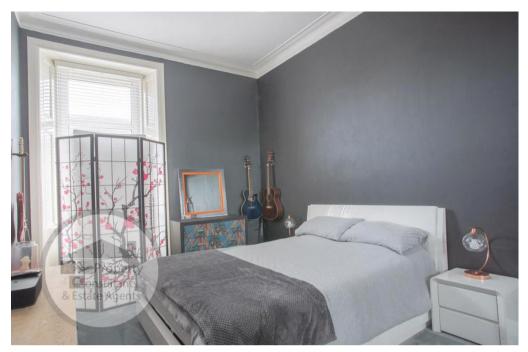


A Fully Refurbished To High Standard, 2 Bedroom Traditional Red Sandstone First Floor Flat Within Popular York Terrace Development With Gas Central Heating, PVC Double Glazing, Excellent Storage, Modern Kitchen And Bathroom, Viewing Advised.







ENTRANCE VESTIBULE

Entrance vestibule entered via PVC double glazed storm doors, PVC double glazed door leading to entrance hallway.

ENTRANCE HALLWAY

Entrance hallway has herringbone flooring, light fresh décor, decorative ceiling, cornice and coving. Access from here is given to all main apartments.

FORMAL LOUNGE – 5.05 x 3.64 metres

With modern quality carpeting, light fresh décor, coving, front facing PVC double glazed window with open outlooks.

KITCHEN – 2.21 x 2.17 metres

With a range of floor and wall mounted units in a high gloss grey finish, ample work surface area, stainless steel sink, side drainer, space for freestanding appliances, integrated oven, hob and overhead extractor hood.

MASTER BEDROOM - 4.61 x 3.14 metres

With modern quality carpeting, light fresh décor, front facing PVC double glazed window, inbuilt mirror fronted wardrobe storage, able to accommodate double bed and other freestanding furniture.

BEDROOM 2 - 4.19 x 3.50 metres

With modern carpeting, light fresh décor, two good size storage cupboards.

BATHROOM

The family bathroom has a 3 piece suite comprising low flush WC with dual flush, countertop mounted wash hand basin with high gloss storage set underneath, deep panel bath with centre set chrome taps, monsoon mixer shower and handheld mixer tap installed over bath, fitted vanity mirror, opaque double glazed window, ceramic flooring.

STORAGE

The property benefits from large walk-in store located within the hallway.

Tenure: Freehold

- Double Glazing
- excellent storage
- Fitted Kitchen

- Close to local amenities
- Close to school



Viewing by appointment only AB Property Consultants & Estate Agents LTD 211 Glasgow Road, Baillieston, Glasgow G69 6EZ Tel: 0141 773 4000 Email: sales@abpropertyconsultants.co.uk Website: abpropertyconsultants.co.uk/

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.