


property details **approval form**

98 Camphill Avenue, Glasgow, Lanarkshire, Scotland, G41 3DU

Date: 11 December 2020

Property Ref and Version: SHA108991 - 0001



selling your home with us!

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £170,000

Tenure: Freehold

>> **key features**

- > Immaculate Ground Floor Apartment
- > Bay Lounge & Open Plan Dining Area
- > Stunning Modern Fitted Kitchen
- > Two Well Proportioned Bedrooms
- > Stylish En Suite Shower Room & Stunning Bathroom
- > GCH & DG
- > Private Garage & Residential Parking
- > Early Viewings Essential
- > EPC Rating: C

>> **short description**

Rarely available and immaculately presented ground floor apartment within a prestigious pocket of Shawlands. Agents highly advise early internal inspection to fully appreciate the size, style and quality of accommodation available.

>> **long description**

Allen and Harris are delighted to bring to the market this stunning ground floor flat occupying a prime position within Glasgow's Southside. Offered to the market in true walk in condition throughout this beautiful property is a true credit to the current owners therefore agents advise immediate internal viewings to avoid disappointment.

Internally the accommodation extends to include a welcoming reception hallway with wooden flooring and integrated storage, a bright bay window lounge complete with ceiling spotlights and open plan access to the lovely formal dining area and a stunning modern fitted kitchen comprising a range of floor and wall mounted units as well as integrated appliances including fridge, freezer, washing machine and dishwasher.

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This fantastic flat also offers two well-proportioned double bedrooms each boasting delightful mirror wardrobes, ceiling coving and fitted carpets, a stunning modern fitted en suite shower room and a stylish modern fitted bathroom complete with white three piece suite and finished with tiled flooring.

In addition the property is further enhanced by well-maintained communal entrance with security entrance system, private garage as well as a residential parking area found at the rear of the property.

>> directions

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>> **room description**

Reception Hallway

Irregular Shaped Room x (x)

Lounge

Irregular Shaped Room 17' 9" Into Bay x 12' 5" (5.41m Into Bay x 3.78m)

Dining Area

10' 8" x 6' 3" (3.25m x 1.91m)

Kitchen

10' 8" x 7' 1" (3.25m x 2.16m)

Bedroom One

Irregular Shaped Room 12' 2" Maximum Points x 10' 5" (3.71m Maximum Points x 3.17m)

Bedroom Two

12' 3" x 11' 5" (3.73m x 3.48m)

En Suite

Bathroom

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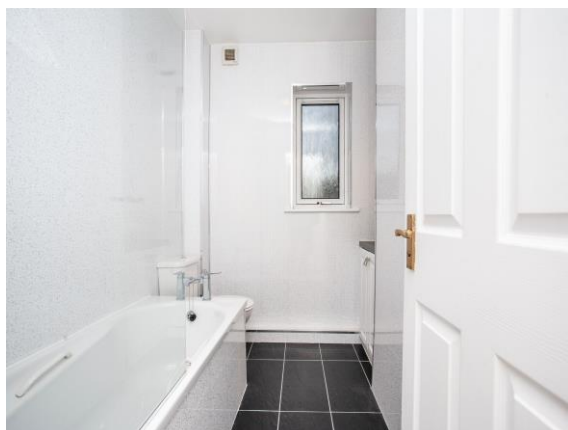
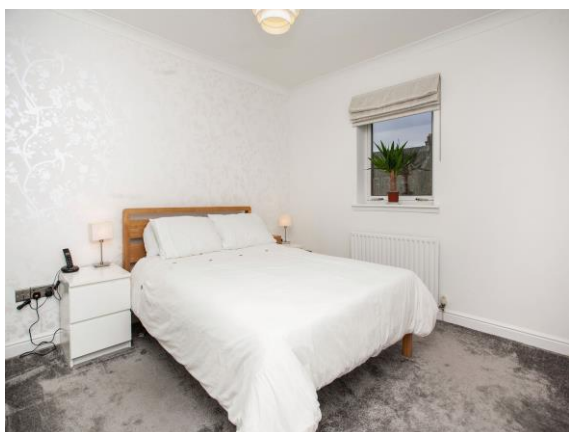
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>> **property images**



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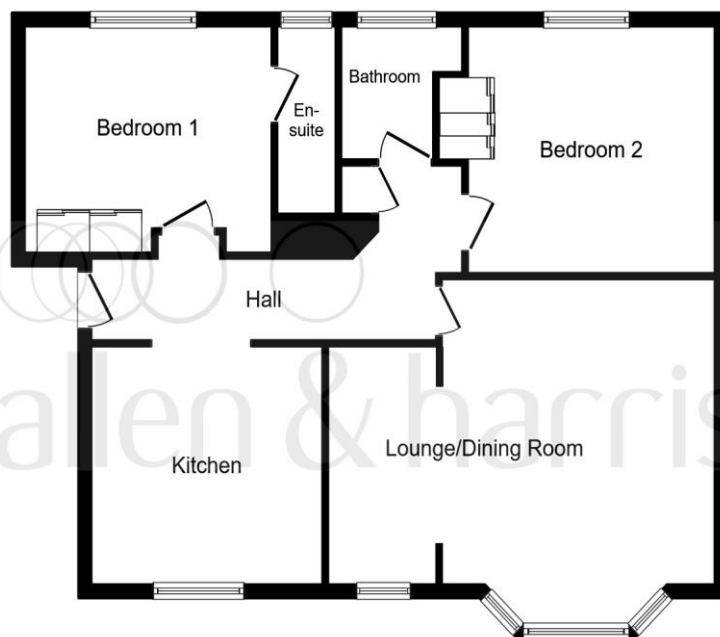
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>> floor plan



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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>> approval

Signature

Date

| | Signature | Date |
|----------------------|------------------|-------------|
| Martin Ward | | |
| Mr G. Collier | | |