



IVY







Offers Over £85,000

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10 Greenloan Avenue  
Linthouse  
Glasgow  
G51 4LQ

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EPC Rating C

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SPACIOUS MAIN DOOR 2 BEDROOM UPPER FLAT WITH PRIVATE GARDEN SPACE SET IN THE WELL LOCATED DISTRICT OF LINTHOUSE WITH QUICK ACCESS TO THE QUEH, BRAEHEAD AND THE WEST END VIA THE CLYDE TUNNEL.

Locally there is ample convenience shopping with more substantial grocery shopping at nearby Lidl and more comprehensive shopping at Braehead, which is just a 5/10 minute drive. The west end is also reached by car in 5/10 minutes via the Clyde Tunnel.

The accommodation comprises; main door to vestibule and stairwell, reception hall with storage cupboard, lounge with feature fireplace, well proportioned breakfasting kitchen, 2 excellent bedrooms and to complete the layout there is a bright 3 piece shower room. There is gas central heating, double glazing and a large loft for longer term storage. Outside there is an area of private garden to the side. There is a further





stretch of private garden to the rear right-hand-side with a paved patio and also an additional shared drying green to the rear.

This centrally located main door 2 bedroom flat is a great size with private outdoor space and would make an excellent starter flat, buy to let investment or for a couple or individual downsizing from a house or larger flat.

Great flat, great location.



Tenure: Freehold

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Council Tax Band: B

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Local Authority: Glasgow City Council

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**VistaBee** IVY  
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision related upon them. All room dimensions taken through cupboard/wardrobe to wall surface where possible or to surfaces indicated by arrow heads. (D/110027)

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## IVY Property

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## Contact Us

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