

WESTWOOD – 71 BRISBANE TERRACE



71 Brisbane Terrace, Westwood, East Kilbride G75 8DL

OFFERS OVER £43,500

Situated within a quiet cul-de-sac, this second floor flat is located close by all amenities in the Westwood area of the town. The property comprises entrance hallway, spacious lounge / dining room, two double bedrooms, kitchen and bathroom. The property further benefits from gas fired central heating heating (not tested), double glazing, sun balcony and security door entry.

There is a communal drying green to the rear.

East Kilbride shopping centre is within easy walking distance and has a wealth of High Street shops within its enclosed malls. Recreational facilities within walking distance include cinema complex, library, aqua centre and ice rink.

Offered to the market with vacant possession, viewing is highly recommended to appreciate the value for money on offer, making this an ideal investment opportunity or first time buy. The energy rating for this property is **band C (76)**.

SOME INTERNAL UPGRADING IS REQUIRED WHICH HAS BEEN REFLECTED IN THE ASKING PRICE!

ENTRANCE HALL

Entrance hallway, having recessed cupboard housing electrical switchgear, additional storage storage cupboard housing the combi-boiler. Laminated flooring and carpet. Access to all main apartments.

LOUNGE / DINING ROOM

Bright lounge / dining room with widow formations to the front and rear. Terrestrial tv point, telephone point. Fitted carpet. Laminated flooring to dining area. Access to sun balcony. Ample power points.

KITCHEN

Spacious kitchen with double glazed window formation to front of the property. Matching floor and wall mounted units with complimentary worktops. Integrated electric oven, hob and hood. Space for free standing white goods. Centre spotlight fitting. Tiled around preparation area. Ample power points.

BEDROOM 1

Master bedroom with rear facing double glazed window formation. Centre light fitting. Ample power points.

BEDROOM 2

Second double bedroom with rear facing double glazed window. Centre light fitting. Ample power points.

BATHROOM

Partially tiled three piece bathroom has white low flush WC, pedestal wash hand basin, w.c., and deep panelled corner bath. Front facing double glazed opaque window formation.

GARDENS

There is a communal drying area located at the rear of the property.

The Home Report valuation on this property is £45,000.00. Details of the Home Report can be accessed at:- Details of the Home Report can be accessed at:-

<http://www.packdetails.com/notify.htm?sr=hp385666&pc=G75> 8DL

THE AGENTS RECOMMEND EARLY VIEWING AS A HIGH LEVEL OF INTEREST IS ANTICIPATED!

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any systems or services can be allowed. No movable items will be included in the sale. These particulars are prepared for guidance purposes only and whilst believed to be correct are not warranted and do not form part of any contract. All sizes given are approximate.

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