



33 FLAT 3 GLENFARG STREET, GLASGOW. G20 7QE.

THIS QUIETLY SITUATED MODERN FLAT IS PRESENTED IN EXCELLENT ORDER THROUGHOUT AND SITS IN A FABULOUS LOCATION CLOSE TO AND ALL LOCAL AMENITIES. THIS PROPERTY IS AN EXCELLENT OPPORTUNITY FOR FIRST TIME BUYER AND INVESTOR. ALTHOUGH QUIETLY SITUATED, THE PROPERTY IS JUST A FEW MINUTES FROM ST. GEORGES CROSS AND IS CONVENIENT FOR LOCAL AMENITIES INCLUDING SHOPS AND TRANSPORT SERVICES, AND CLOSE TO GLASGOW UNIVERSITY. IN ADDITION TO THIS, THERE IS EASY ACCESS TO THE CITY CENTRE MOTORWAY NETWORK AND THE CITY ITSELF WITH ITS MANY RESTAURANTS, BARS AND THEATRES ARE WITHIN WALKING DISTANCE.

- 2 BEDROOM APARTMENT
- MODERN FITTED KITCHEN
- TENURE - ABSOLUTE OWNERSHIP
- CLOSE TO LOCAL SHOPS & AMENITIES
- ELECTRIC HEATING
- MODERN FITTED BATHROOM
- RESIDENTS PARKING
- SOUGHT AFTER LOCALE

OFFERS OVER £140,000

33 FLAT 3 GLENFARG STREET, GLASGOW. G20 7QE.

OFFERS OVER £140,000

LOUNGE 12' 10" x 11' 9" (3.90M x 3.59M)

GOOD SIZED BRIGHT LOUNGE, GREY WALLS WITH OAK EFFECT LAMINATED FLOORING. ACCESS TO KITCHEN. WINDOW TO THE FRONT OF THE PROPERTY.

KITCHEN 9' 5" x 7' 10" (2.87M x 2.39M)

MODERN FITTED KITCHEN WHITE BASE AND WALL UNITS WITH DARK GREY WORK TOP. OAK EFFECT LAMINATED FLOORING. FREE STANDING WASHING MACHINE, FRIDGE FREEZER AND CERAMIC HOB AND ELECTRIC OVEN WITH STAINLESS STEEL COOKER HOOD.

ENTRANCE HALL 16' 2" x 2' 11" (4.92M x 0.88M)

GIVES ACCESS TO ALL OTHER APARTMENTS. OAK EFFECT LAMINATED FLOORING WITH GREY WALLS. CUPBOARD HOUSING THE WATER TANK.

BEDROOM 1 10' 5" x 8' 10" (3.17M x 2.69M)

GOOD SIZED DOUBLE BEDROOM WITH GREY CARPET AND GREY WALLS. BUILT IN DOUBLE DOOR WARDROBES. WINDOW TO THE REAR OF THE PROPERTY.

BEDROOM 2 9' 10" x 8' 9" (2.99M x 2.67M)

ANOTHER GOOD SIZED DOUBLE BEDROOM WITH GREY WALLS AND CARPET. BUILT IN DOUBLE DOOR WARDROBES. WINDOW TO THE REAR OF THE PROPERTY.

BATHROOM 6' 8" x 6' 4" (2.04M x 1.93M)

MODERN FITTED THREE PIECE WHITE BATHROOM SUITE. OVERHEAD SHOWER WITH GLASS SHOWER SCREEN. GREY VINYL FLOORING WITH CREAM TILES AND GREY PAINT.

RESIDENTS PARKING

LARGE RESIDENTS PARKING AREA.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. CAUTION: ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

MONEY LAUNDERING REGULATIONS 2003

INTENDING PURCHASERS WILL BE ASKED TO PRODUCE IDENTIFICATION AND PROOF OF FINANCIAL STATUS WHEN AN OFFER IS RECEIVED. WE WOULD ASK FOR YOUR CO-OPERATION IN ORDER THAT THERE WILL BE NO DELAY IN AGREEING THE SALE.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE. THEY DO NOT FORM PART OF ANY CONTRACT ON OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT THE WIDEST POINT. WE HAVE NOT TESTED THE ELECTRICITY, GAS OR WATER SERVICES OR ANY APPLIANCES. PHOTOGRAPHS ARE REPRODUCED FOR GENERAL INFORMATION AND IT MUST NOT BE INFERRED THAT ANY ITEM IS INCLUDED FOR SALE WITH THE PROPERTY. IF THERE IS ANY PART OF THIS THAT YOU FIND MISLEADING OR SIMPLY WISH CLARIFICATION ON ANY POINT, PLEASE CONTACT OUR OFFICE IMMEDIATELY WHEN WE WILL ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE



OFFERS OVER £140,000