



## 39 ARCADIA STREET, GLASGOW. G40 1DX.

THIS ONE BEDROOM UPPER FLOOR FLAT IS LOCATED IN THE BRIDGETON ARE OF GLASGOW, AND SET WITHIN A VERY POPULAR, VIBRANT AND CLOSE-TO CITY-CENTRE LOCATION, CLOSE TO ALL TRANSPORT FACILITIES INCLUDE A REGULAR BUS AND RAIL SERVICE. SITUATED A FEW MINUTES WALK FROM GLASGOW GREEN. THE FLAT IS ACCESSED VIA SECURITY ENTRY SYSTEM AND IS IN GOOD ORDER INTERNALLY, BENEFITS INCLUDE GAS CENTRAL HEATING AND DOUBLE GLAZING. SECURE DOOR ENTRY SYSTEM. RESIDENTS' PARKING. COMMUNAL REAR GARDEN / DRYING AREA. IDEAL FIRST TIME PURCHASE.

- ONE BEDROOM FLAT
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- FEW MINUTES FROM GLASGOW GREEN
- PREFERRED UPPER FLOOR
- PRIVATE PARKING
- CLOSE TO CITY CENTRE
- GREAT TRANSPORT LINKS

**OFFERS OVER £90,000**

**LOUNGE 18' 6" x 14' 3" (5.63M x 4.34M)**

GOOD SIZED BRIGHT LOUNGE WHICH OVERLOOKS THE PARKING AREA. BEECH EFFECT LAMINATED FLOORING WITH CREAM WALLS.

**KITCHEN 10' 2" x 7' 0" (3.11M x 2.14M)**

AMPLE WALL AND BASE UNITS WITH DARK GREY WORK TOP. BUILT IN ELECTRIC HOB AND FAN ASSISTED OVEN. UNDER THE COUNTER FRIDGE AND WASHING MACHINE. BEECH EFFECT LAMINATED FLOORING WITH CREAM SPLASH BACK TILES.

**ENTRANCE HALLWAY 7' 11" x 6' 8" (2.42M x 2.03M)**

GIVES ACCESS TO ALL OTHER APARTMENTS. BEECH EFFECT LAMINATED FLOORING WITH CREAM WALLS. STORAGE CUPBOARD HOUSING THE CONSUMER UNIT AND ELECTRIC METER.

**BEDROOM 11' 11" x 9' 1" (3.63M x 2.78M)**

DOUBLE BEDROOM WITH BEECH EFFECT LAMINATED FLOORING AND CREAM WALLS. BUILT IN MIRRORED SLIDING DOOR WARDROBES. CUPBOARD HOUSING THE BOILER AND GAS METER.

**BATHROOM 6' 8" x 6' 4" (2.02M x 1.92M)**

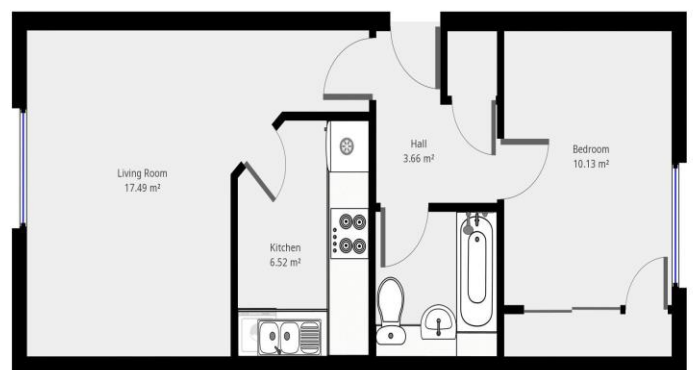
THREE PIECE WHITE BATHROOM SUITE WITH BUILT IN VANITY UNIT. ELECTRIC OVERHEAD SHOWER WITH GLASS SHOWER SCREEN. CHROME TOWEL RAIL. WHITE MARBLE EFFECT FLOOR TILES AND CREAM WALL TILES AROUND BATH AND SHOWER AREA.

**RESIDENTS PARKING**

PARKING TO THE REAR OF THE PROPERTY.



3rd Floor



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**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 £90,000**