



**SOLICITORS & ESTATE AGENTS**



**UPPER MAISONETTE  
HOUSE 17, 61 BERNARD TERRACE, BRIDGETON G40 3BQ  
Offers Over £59,995**



## VIEWING

By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.

## Description

Seldom available, larger UPPER MAISONETTE situated within an externally refurbished building, however requiring general internal modernisation. Of particular interest to developers, the extent of the improvement work required is reflected in the Home Report valuation.

Security controlled access onto entrance, reception hall, near 19' lounge with aspects to both front and rear, breakfasting kitchen enjoying tree lined aspects to front, cloakroom/toilet comprising two piece suite. Upper level: four bedrooms, shower room and deep walk-in store. The property has a combination of both PVC and timber framed double glazing.

Viewing is recommend in order to appreciate the convenience of location and potential offered within this larger family home.

The property is nearby excellent amenities including shopping, public transport and is only a few minutes from the City Centre.

## EPC Rating

E

## Measurements

LOUNGE	18'9 (5.73m) x 10'10 (3.31m)
KITCHEN	9'10 (3.00m) x 8'4 (2.56m)
TOILET	5'5 (1.65m) x 3'7 (1.10m)
<u>UPPER LEVEL</u>	
BEDROOM ONE	14'3 (4.37m) x 9'9 (3.98m)
BEDROOM TWO	11'10 (3.61m) x 10'10 (3.31m)
BEDROOM THREE	11'5 (3.48m) x 10'10 (3.31m)
BEDROOM FOUR	9'10 (3.01m) x 8'4 (2.56m)
SHOWER ROOM	9'10 (3.01m) x 5'6 (1.67m)



## VIEWING

By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.



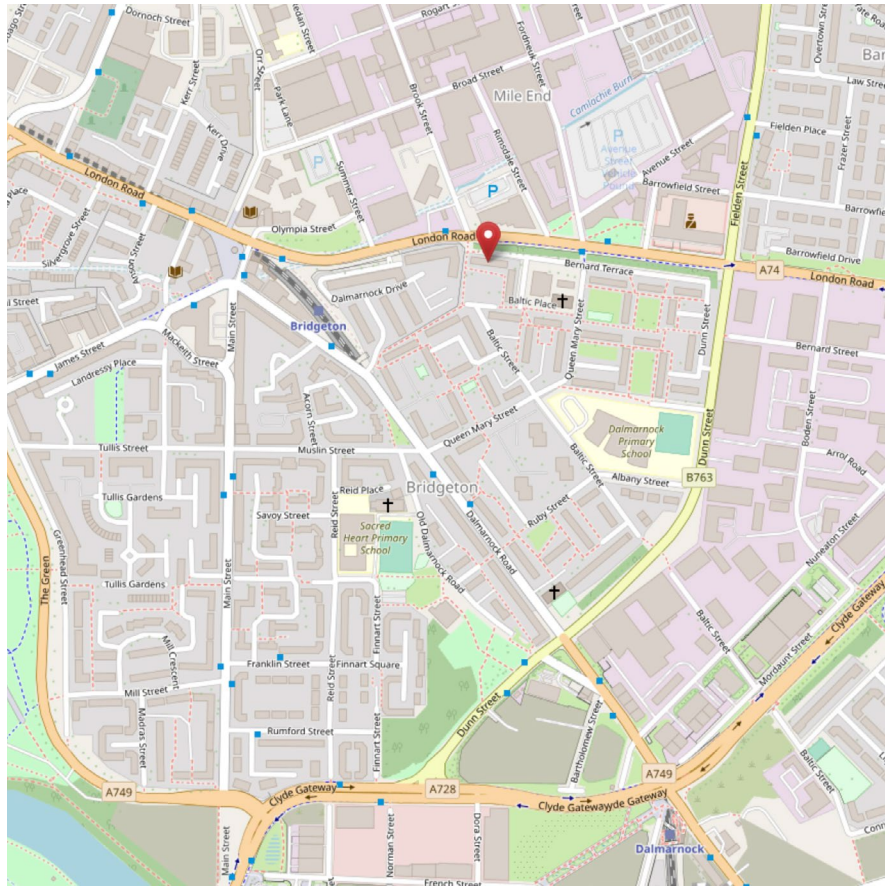
## Travel Directions

Travelling north along Dunn Street from the junction with Dalmarnock Road continuing toward London Road turn left before the junction with London Road into Bernard Path, immediately right and number 3 Bernard Terrace is in front, continue to the top of the cul-de-sac turning left toward London Road and number 61 is at the top on left.

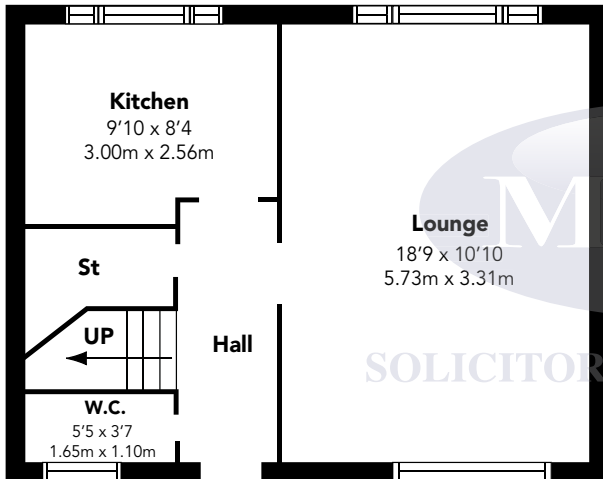
## Viewing

By appointment with MSM Solicitors & Estate Agents, 0141 339 5252.

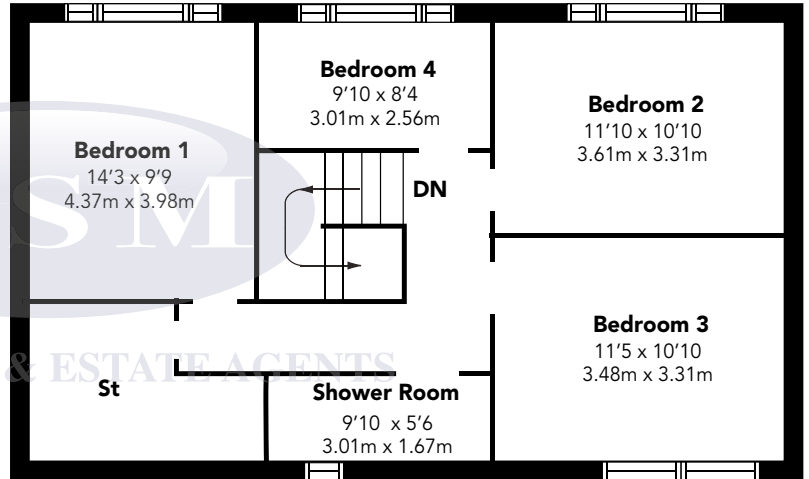
The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



### GROUND FLOOR



### FIRST FLOOR



Floorplans are indicative only - not to scale  
Produced by [Plushplans](#)

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH  
Telephone 0141 339 5252, Fax 0141 339 4617

**rightmove**  
find your happy

**Zoopla.co.uk**