

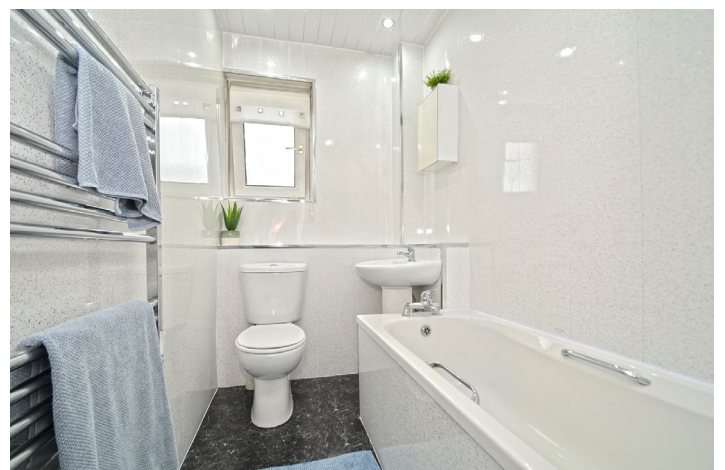


**SOLICITORS & ESTATE AGENTS**



**TOP FLOOR FLAT  
3/1, 276 BERRYKNOWES ROAD, CARDONALD G52 2DA  
OFFERS OVER £95,000**





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

## Description

Extensively improved and beautifully presented, this impressive TOP FLOOR FLAT enjoys tree lined aspects to both front and rear. The property is just a short walk to Cardonald Station at the bottom of the cul-de-sac, in addition to being minutes from Paisley Road West with a large Morrisons, Queen Elizabeth University Hospital and schooling at primary and secondary levels.

Security controlled access onto entrance with stairs to upper levels, reception hall with recessed cloaks cupboard. Impressive 17' lounge with open aspects and French doors onto balcony. Two double bedrooms (one with fitted wardrobes). Fully fitted modern "galley" kitchen with window to front and comprising extensive floor and wall mounted matt veneer fronted units with complimentary granite veneer work tops, tiled splash back and integrated oven, hob and hood, there is in addition a shelved pantry. Modern fitted bathroom comprising three piece suite with electric shower above bath, full height wet wall panelling, ceiling lined in PVC with recessed downlights and polished chrome towel rail.

The specification is enhanced by gas central heating and PVC double glazing. There is in addition two large cellar stores with access from the landing.

## EPC Rating

D

## Measurements

<u>LOUNGE</u>	<u>17'0 (5.20m) x 11'10 (3.61m)</u>
<u>BEDROOM ONE</u>	<u>14'3 (4.34m) x 9'11 (3.04m)</u>
<u>BEDROOM TWO</u>	<u>11'4 (3.47m) x 9'11 (3.04m)</u>
<u>KITCHEN</u>	<u>11'6 (3.52m) x 6'9 (2.07m)</u>
<u>BATHROOM</u>	<u>9'8 (2.97m) x 4'10 (1.47m)</u>



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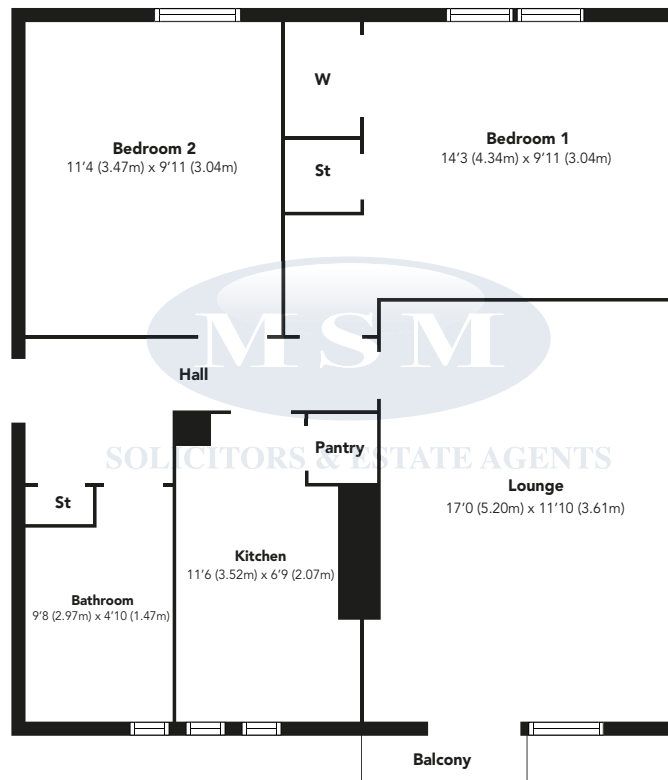
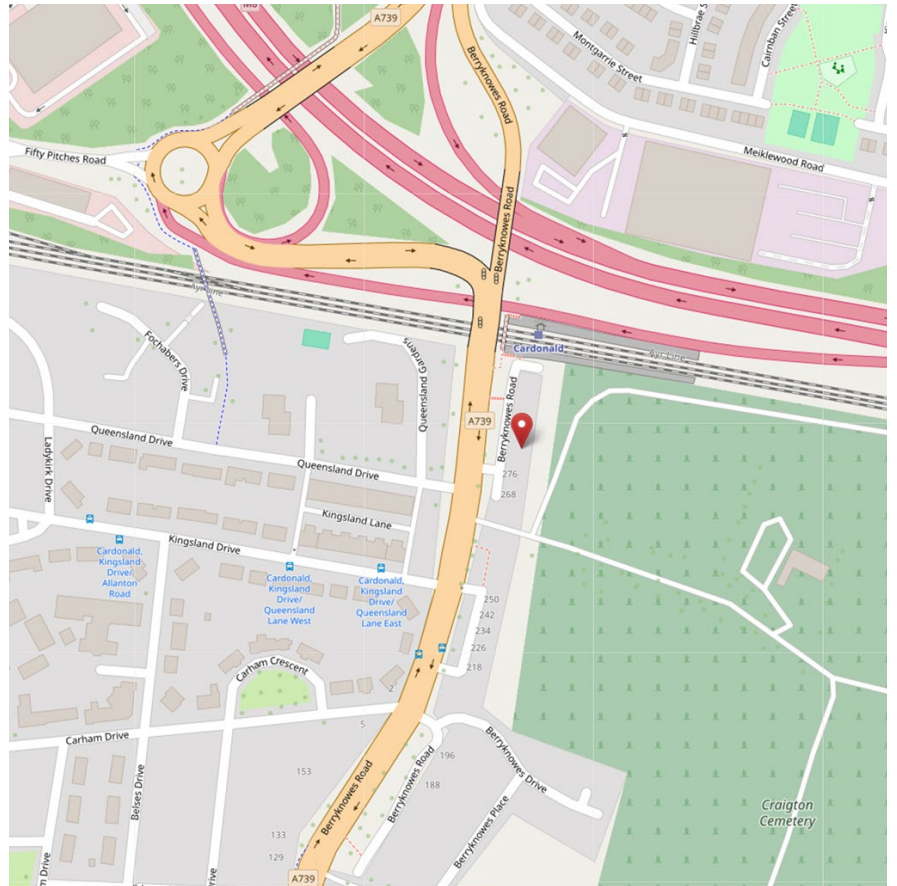
## Travel Directions

Travelling north along Berryknowes Road from the junction with Paisley Road West (Morrisons on right) continue past Kingsland Drive on left turning right into the cul-de-sac parallel with the main road, 276 is immediately in front and Cardonald Station is at the bottom of the cul-de-sac.

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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.



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  
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