



**SOLICITORS & ESTATE AGENTS**



**MAIN DOOR GROUND FLOOR APARTMENT  
3 FINNART SQUARE, BRIDGETON G40 4BB  
Offers Over £98,500**



## VIEWING

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

## Description

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Outstanding MAIN DOOR GROUND FLOOR APARTMENT within two storey terrace forming part of this small and sought after development. Beautifully presented and in meticulous order, this property has been extensively improved to an uncompromising standard and specification and is possibly the best property available within this ever popular high amenity district. Viewing will not fail to impress.

Decorative double glazed and PVC front door onto reception hall with access to main apartments. Of particular note within the hall is the PVC dado panelling and replacement internal doors including an unusual decorative glass door onto the lounge. Also within the hall are two useful storage cupboards. Fabulous generously proportioned lounge with aspects to front over enclosed low maintenance garden and square beyond. The lounge has large porcelain floor tiles (continued throughout the kitchen), focal wall feature with a living flame fire and housing for TV with back lighting, contoured ceiling with recessed downlights. Professionally designed and fully fitted (circa 2019) breakfasting kitchen with double glazed and PVC door onto enclosed low maintenance rear garden, again with large porcelain floor tiles. The preparation area comprises extensive floor and wall mounted white veneer fronted units with complimentary work tops and glass splash back with additional height metro wall tiles. Integrated oven, hob and hood (remaining appliances by separate negotiation) and two deep pantry cupboards. Tastefully decorated double bedroom with window to rear and fitted wardrobes to one wall. Fully refitted and tiled (circa 2020) bathroom comprising three piece suite with independent shower above bath. Full height ceramic tiling around walls and tiled floor with the ceiling being lined with PVC with recessed downlights, wall mounted vanity mirror above vanity wash hand basin with back lighting.

The specification includes polished chrome socket and light switch covers, gas central heating and PVC double glazing to include front and rear doors (installed circa 2018). There are also private enclosed low maintenance gardens to front and rear. Mono block paved parking to front.

The property enjoys excellent amenities nearby including shopping, public road and rail transport providing an easy commute to the City Centre and beyond, access to the motorway.

## EPC Rating

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## Measurements

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RECEPTION HALL	15'3 (4.67m) x 3'1 (0.95m)
LOUNGE	15'3 (4.67m) x 9'8 (2.95m)
KITCHEN	9'8 (2.95m) x 9'1 (2.80m)
BEDROOM	13'2 (4.02m) x 9'7 (2.93m)
BATHROOM	6'5 (1.95m) x 5'4 (1.64m)



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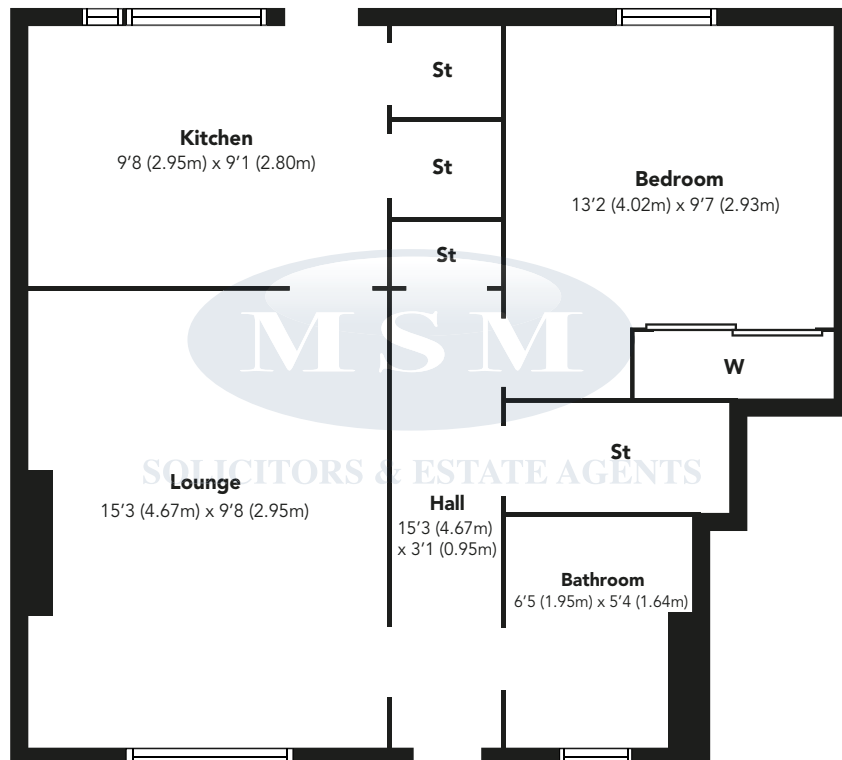
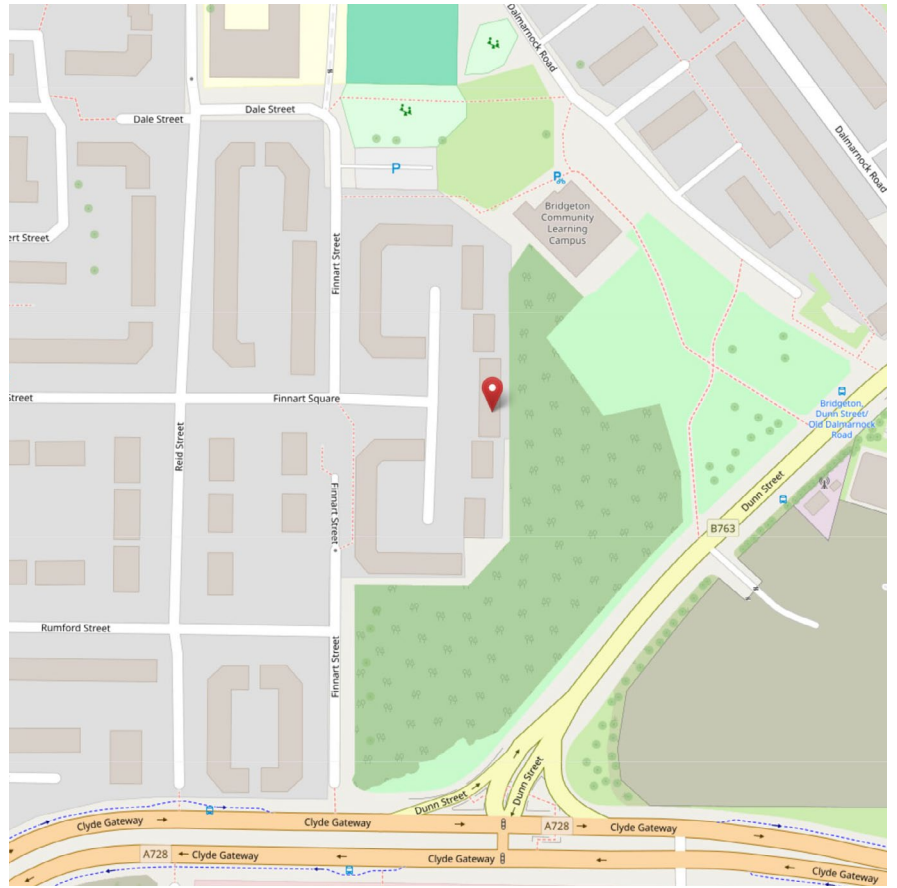
## Travel Directions

Travelling south along Main Street from Bridgeton Cross continue past Muslin Street on left turn left before the post office on left onto Franklin Street, straight ahead at the junction with Reid Street onto Finnart Square and number 3 is on left.

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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.

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