



SOLICITORS & ESTATE AGENTS



FIRST FLOOR FLAT

Flat 1, 166 Carmyle Avenue, Glasgow G32 8EE

Offers Over £75,500



VIEWING

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

Description

FIRST FLOOR FLAT within traditional two storey red sandstone fronted building. Close to local amenities and being a short distance from Cambuslang where there is a large Morrisons, Shettleston (large Tesco), Carmyle Station and access to the M74.

The property offers a flexible layout currently formed as follows:

Security controlled access onto entrance (access to two flats only). Broad reception hall with deep storage cupboard. Living/dining room with aspects to rear and access off to fully fitted kitchenette with aspects to side and rear and comprising floor and wall mounted mahogany veneer fronted units with complimentary work tops and splash back, integrated oven, hob and hood. Main bedroom to front comprising a large double with broad bay window, varnished wood floor finish and deep recessed built-in fitted wardrobe/storage area with mirror sliding doors. Further double bedroom to front. Shower room comprising three piece suite. Cellar storage cupboard. Communal Garden to rear. Carport to rear.

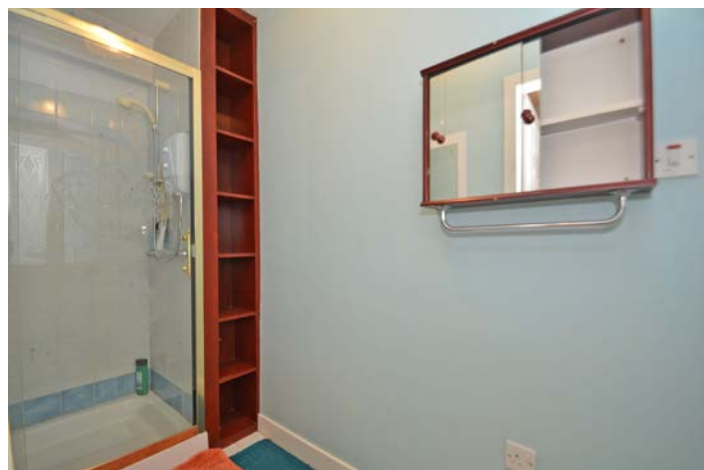
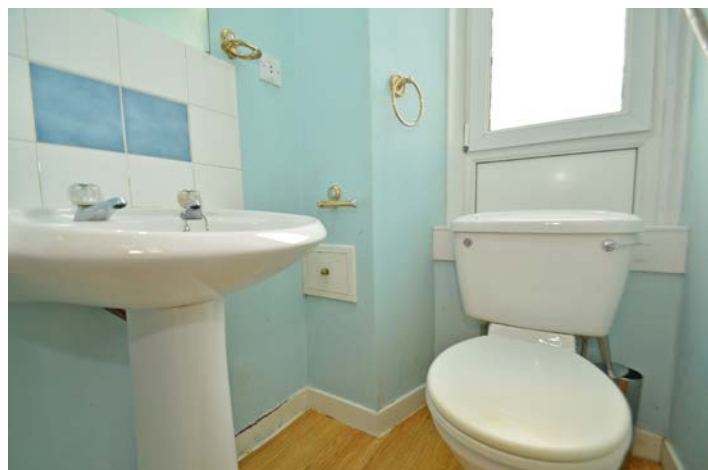
The specification includes gas central heating and double glazing.

EPC Rating

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Measurements

RECEPTION HALL	9'10 (3.01m) x 7'5 (2.27m)
LIVING/DINING ROOM	16'5 (5.00m) to recess x 12'0 (3.67m)
KITCHENETTE	8'1 (2.47m) x 5'0 (1.52m)
SHOWER ROOM	13'9 (4.20m) x 3'8 (1.12m)
BEDROOM ONE	15'4 (4.69m) x 10'9 (3.28m)
BEDROOM TWO	12'9 (3.90m) x 9'2 (2.80m)



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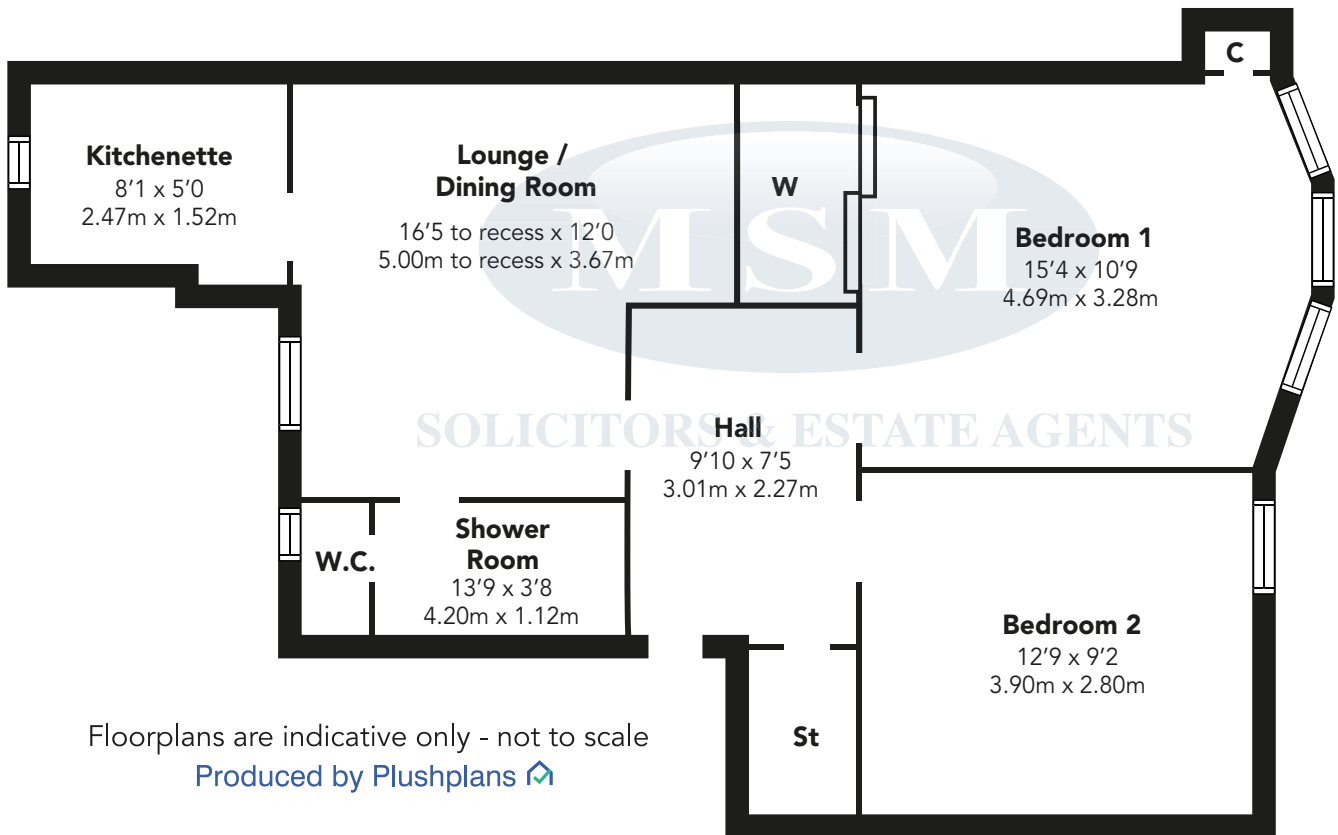
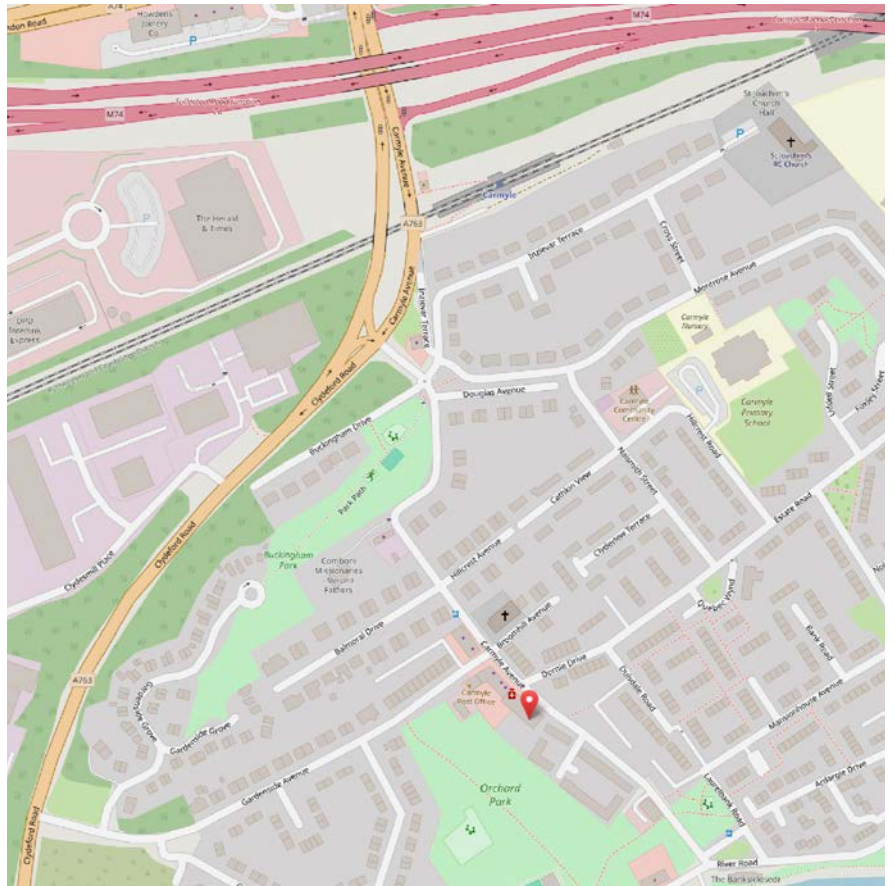
Travel Directions

Travelling south along Clydeford Road from the junction with London Road, turn left at the sign post for Carmyle turning right at the mini roundabout onto Carmyle Avenue and number 166 is on the right immediately before the junction with Dornlie Drive 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.



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.