



First Floor Retirement Flat
Flat 1/11, 1647 Paisley Road West, Cardonald G52 3QT



McSparran McCormick
SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This one bedroom first floor retirement flat is contained within a stunning red sandstone Victorian building, which has undergone comprehensive redevelopment in recent years, including residential conversion of the main building, as well as the construction of a modern 2-storey care home to the rear, which compliments the main building and adjacent chapel.

The property is accessed via a communal entrance, lift to first floor and shared hallway leading to the flat which offers spacious accommodation comprising private entrance hall with storage cupboard, lounge open plan to the kitchen, double sized bedroom and shower room (wet room).

The refurbishment has been carried out to a high standard with the flat benefiting from having gas central heating and double glazing as well as contemporary kitchen and shower room fittings. The lounge and bedroom also have fitted carpeting as well as high ceilings and large windows providing excellent natural daylighting.

Within the building there are also shared communal areas including 2 residents' lounge, a large activities/ dining room with adjacent kitchen, an en suite guest bedroom and an assisted bathroom for those with extra care needs. A lift serves upper floors and the chapel can be accessed directly from the apartment building. Residents also have access to the hair-dressing salon and coffee shop located in the adjacent Care Home.

Externally there are truly delightful landscaped communal gardens with large areas of manicured lawn and numerous shrub and tree features. Off street private parking is also provided.

The property is conveniently located only a few minutes walk from local shops at Halfway, whilst further local shopping and a Morrisons supermarket are also close by, providing for everyday needs and requirements. There are excellent public transport links serving the area and the property is a short drive from the M8 and Clyde Tunnel providing easy access to the City Centre and West End.

MEASUREMENTS

ENTRANCE HALL

LOUNGE

KITCHEN

BEDROOM

SHOWER ROOM

12'11" x 12'2"

9'5" x 7'5"

12'11" x 11'7"

8'3" x 6'11"

EPC

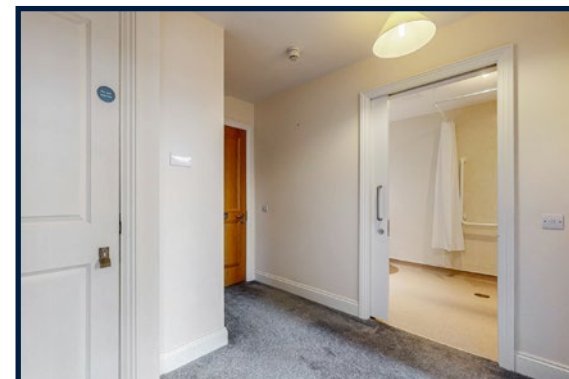
Band "C"

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable

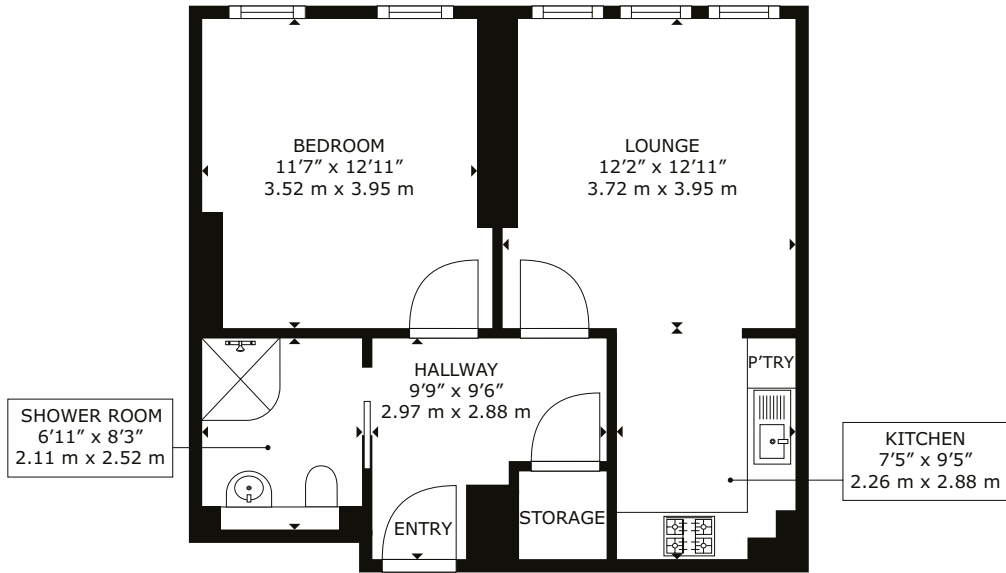


Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, 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 endeavour to assist you in any way possible.



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GROSS INTERNAL AREA
 FLOOR PLAN: 559 sq. ft., 51 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plushplans



espc

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