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JAS CAMPBELL & CO LTD
—ws—
solicitors notaries estate agents



First Floor Flat
1/1, 2 Forbes Drive, Glasgow, G40 2LF
Offers Over £95,000



rightmove

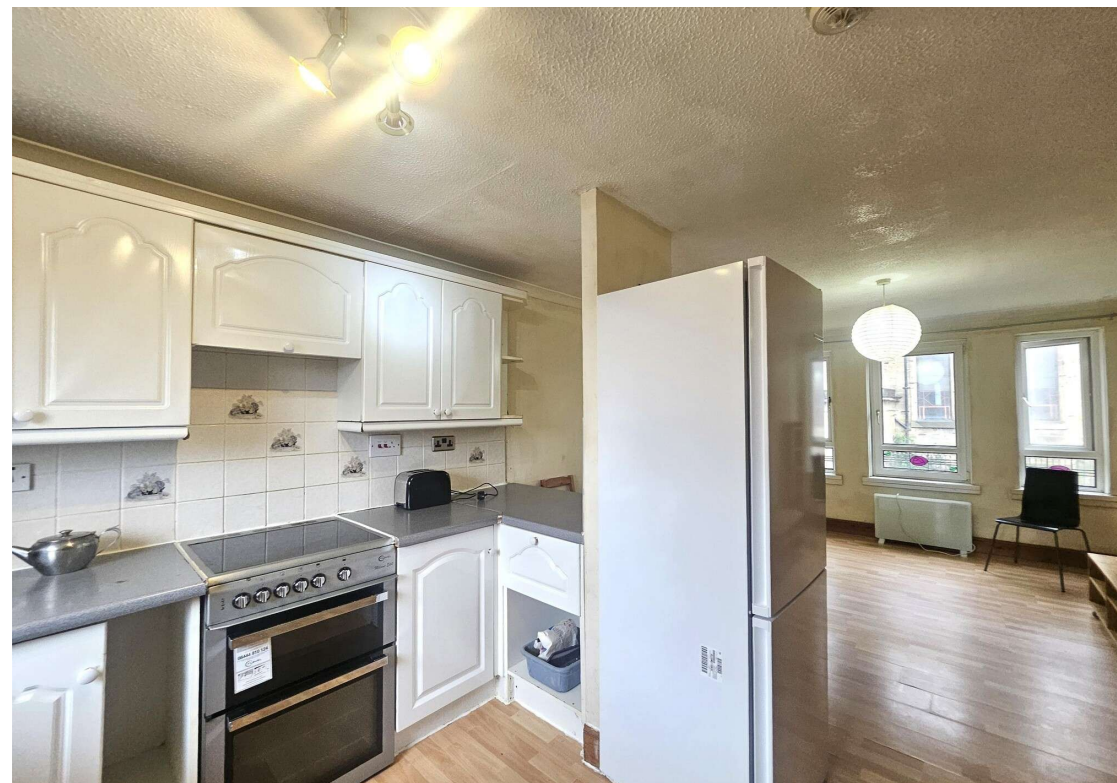
onTheMarket

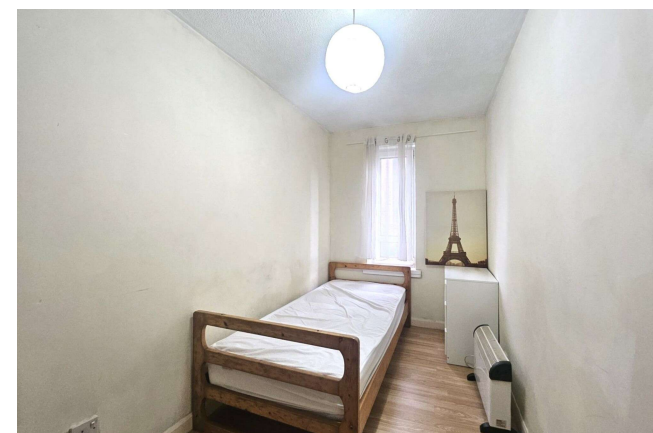
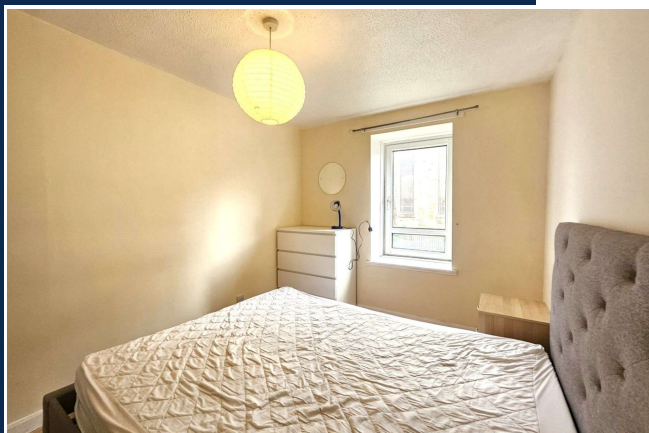
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co are delighted to be marketing this first floor flat which is conveniently placed within Forbes Drive, a residential street located in the Bridgeton and Calton area in the East End of Glasgow. There are two generously sized bedrooms together with residents parking making this an ideal purchase for a first time buyer or as a buy to let. More than ample storage including a shared outbuilding and bin store.

This property is situated within walking distance of Glasgow City Centre, Glasgow Green and the Merchant City for shopping, dining and vibrant nightlife. Situated close to Bridgeton and Bellgrove railway stations, with local bus routes and quick access to the M8 and M74 motorways for east commuting.

You enter the property via a secure entry system into a clean a well kept stairwell - The entrance hallway benefits from having a storage cupboard and offers access to all rooms - The bathroom offers a three piece suite - Bedroom one is a front facing double room - Bedroom two is also a front facing double room with fitted mirrored wardrobes - At the end of the hall is the bright and spacious open plan kitchen and lounge with window to both the front and the rear flooding the room with natural light. The kitchen area has wall and floor units for more than ample storage.

Internal viewing high recommended

MEASUREMENTS

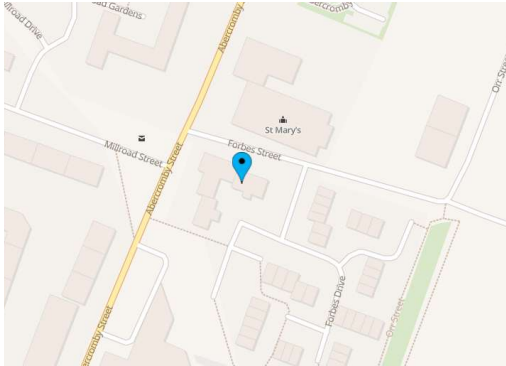
Entrance Hallway	3.52 m x 1.00 m / 11'7" x 3'3"
Bathroom	1.88 m x 1.57 m / 6'2" x 5'2"
Bedroom 1	4.16 m x 4.29 m / 13'8" x 14'1"
Bedroom 2	4.70 m x 2.60 m / 15'5" x 8'6"
Open Plan Kitchen and Lounge	6.98 m x 3.02 m / 22'11" x 9'11"

FEATURES

First floor flat
 Located in the Bridgeton and Calton area in the East End of Glasgow
 Two generously sized bedrooms
 Residents parking
 Ideal purchase for a first time buyer or as a buy to let
 More than ample storage
 Double glazing
 Situated within walking distance of Glasgow City Centre, Glasgow Green and the Merchant City
 Situated close to Bridgeton and Bellgrove railway stations, with local bus routes and quick access to the M8 and M74 motorways
 Secure door entry

EPC RATING - C

COUNCIL TAX BAND - C



Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrossan KA22 8DQ.

Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.



SOLICITORS
AND INDEPENDENT
FINANCIAL ADVICE

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E513208

espc

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