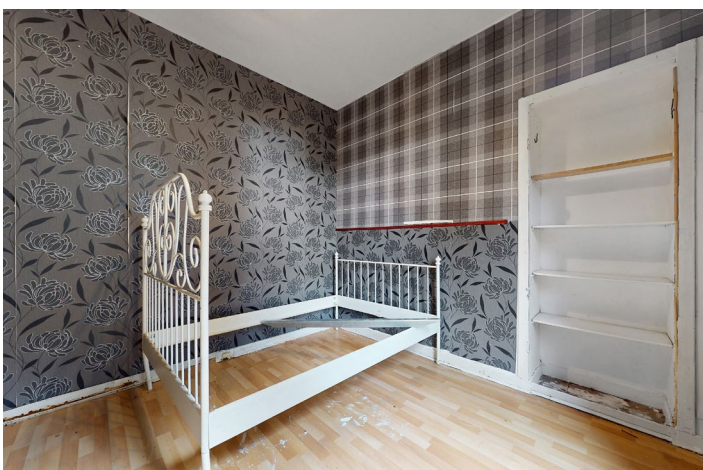




SOLICITORS & ESTATE AGENTS



First Floor Flat
Flat 1/3, 266 Stevenson Street, Glasgow G40 2RU
Offers Over £49,995



VIEWING

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

Description

Well-proportioned first floor flat offering comfortable accommodation within a convenient Glasgow location. Accessed via a communal entrance and stairwell, the property opens into a central hallway providing access to all main apartments. The front-facing living room offers a bright and versatile space with room for both lounge and dining furniture, while the internal kitchen provides a practical range of fitted units, worktop space and room for appliances.

To the rear is a generously proportioned bedroom with space for freestanding furniture, together with an internal bathroom comprising a bath, wash-hand basin and WC. The property further benefits from UPVC double glazing and a full gas-fired central heating system served by a combination boiler.

The flat is being sold as seen and may benefit from a degree of modernisation, giving purchasers the opportunity to upgrade and personalise the accommodation to suit their own taste and requirements. With its practical layout and convenient position, the property may appeal to first-time buyers, investors or those seeking a manageable city flat.

EPC Rating

D

Measurements

Hallway	8'7" x 6'1" 2.62 m x 1.86 m
Lounge	13'7" x 11'6" 4.14 m x 3.51 m
Kitchen	6'9" x 7'5" 2.06 m x 2.27 m
Bedroom	11'0" x 11'6" 3.36 m x 3.51 m
Bathroom	5'10" x 5'7" 1.78 m x 1.70 m



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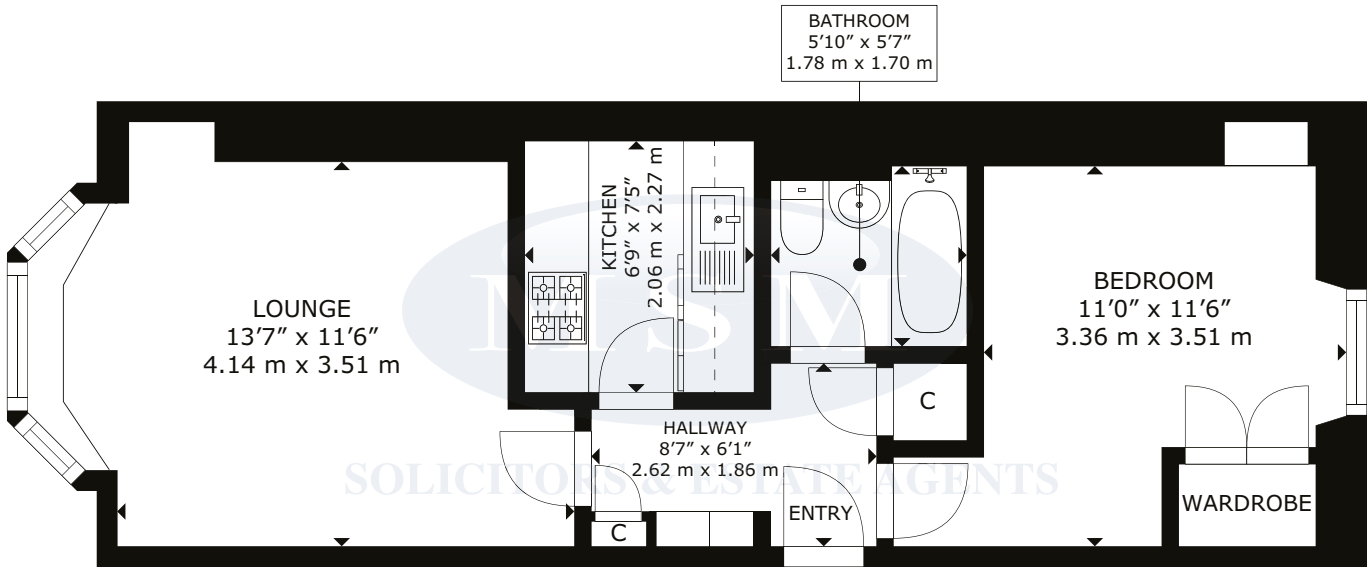
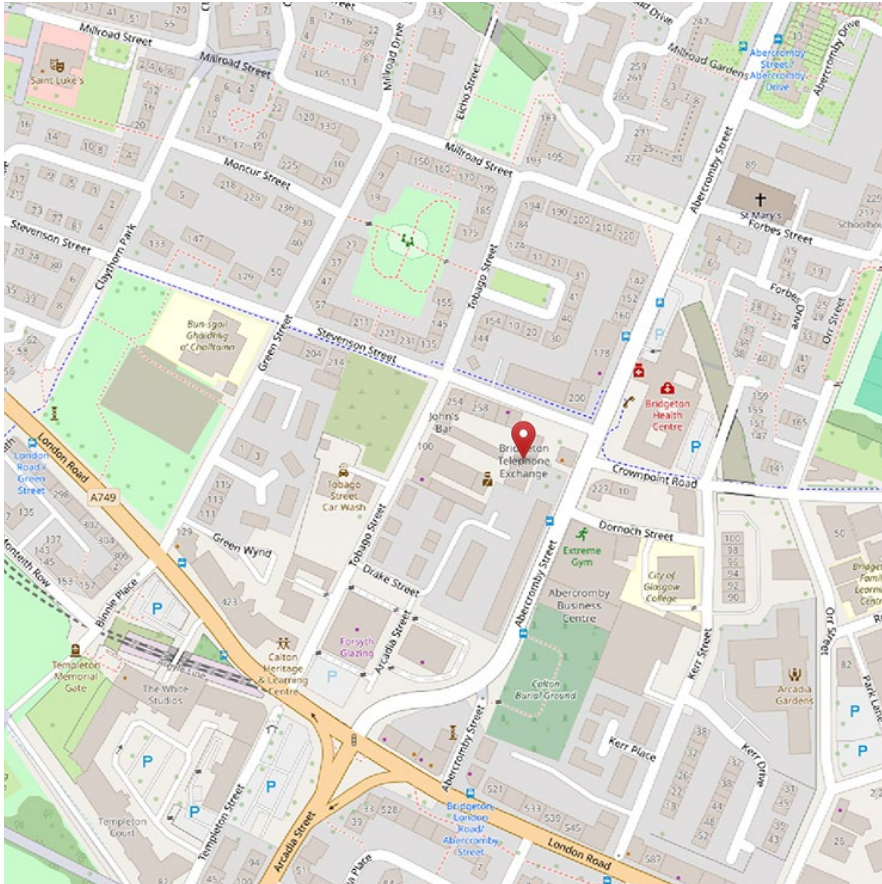
Travel Directions

From MSM, 43 Crow Road, Glasgow G11 7SH, head south-east on Crow Road towards Partick and continue onto Dumbarton Road. Follow Dumbarton Road east towards the city centre, then continue via the A814/Clydeside route towards Glasgow city centre. Follow signs for the East End, continuing towards High Street and onto Duke Street. Turn onto Bellgrove Street, then continue towards Stevenson Street, where 266 Stevenson St will be located.

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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.



GROSS INTERNAL AREA
FLOOR PLAN : 452 sq. ft , 42 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
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
Telephone 0141 339 5252, Fax 0141 339 4617

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