



Upper Floor Flat
4/1, 15 Ashgrove Rd, Dalmarnock G40 4AJ



McSparran McCormick
SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This modern upper floor flat which forms part of the Riverside Development in Dalmarnock, offers delightful accommodation presented to the market in walk in condition throughout.

The property is accessed via secure communal entrance with lift access to a shared landing. The private entrance hall leads directly to all main apartments and 2 handy storage cupboards. There is a spacious lounge with full height front facing windows and French door leading to a private external balcony. The lounge is open plan to the kitchen, which is well fitted out with a range of contemporary base and wall mounted storage units, incorporating worktop surface areas, stainless steel sink and drainer. There is also an integrated hob, oven and extractor hood as well as space for additional appliances.

There are two double sized bedrooms, both with fitted wardrobes and the front bedroom also having an en suite shower room with contemporary 3-piece suite installed comprising WC, pedestal wash hand basin and tiled shower cubicle. The part tiled main bathroom also offers a contemporary 3-piece suite comprising WC, wall mounted wash hand basin and panelled bath with electric shower and screen installed.

The property further benefits from having gas central and double glazing throughout, whilst externally there are well maintained, landscaped communal gardens.

The property forms part of a modern development within a recently regenerated pocket of Dalmarnock, close to the Glasgow Athletes' Village and highly convenient for a wide range of everyday retail outlets, cafes, fast food outlets and world class sporting venues. The property is also a short walk from the scenic trails of the Cuningar Loop, whilst the area is well served by public transport links offering a short commute to the city centre, particularly via nearby Dalmarnock railway station.

MEASUREMENTS

ENTRANCE HALL

LOUNGE

KITCHEN

BEDROOM ONE

EN- SUITE

BEDROOM TWO

BATHROOM

15'1" x 15'1"

14'5" x 5'6"

14'10" x 12'2"

7'11" x 3'4"

15'1" x 8'10"

8'5" x 7'0"

EPC

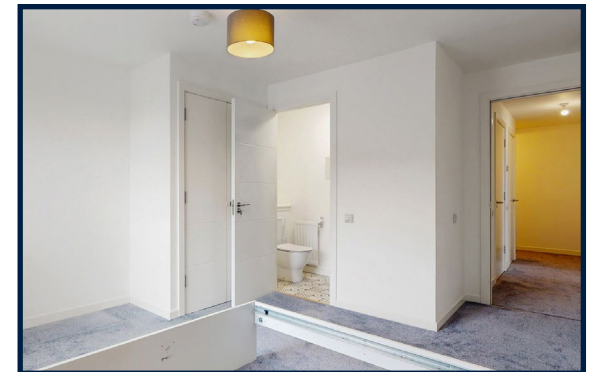
Band "C"

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable

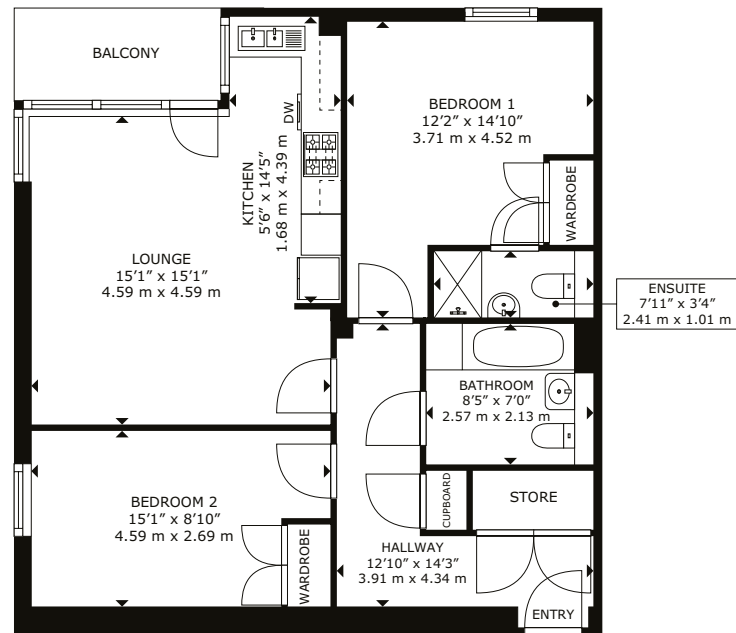
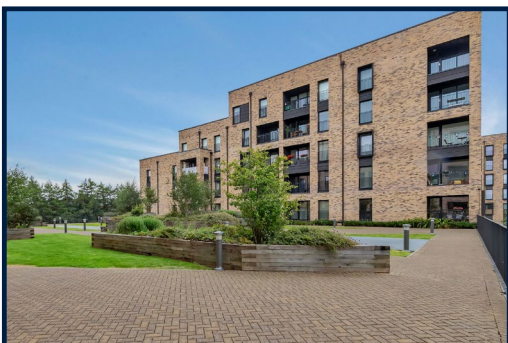
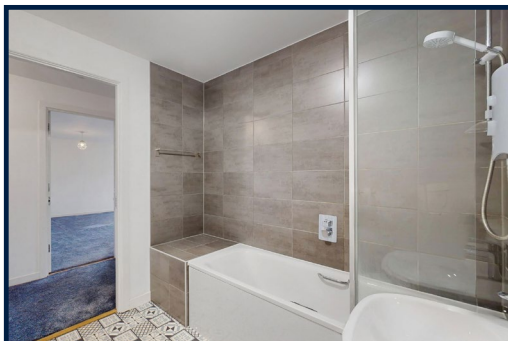
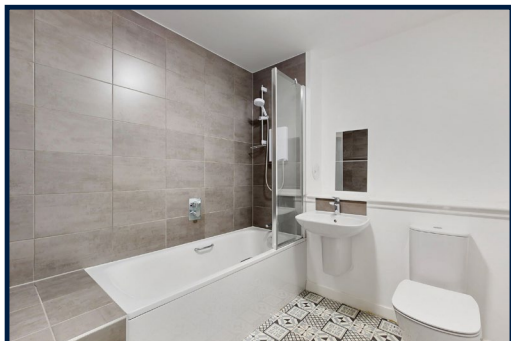


Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, 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 : 765 sq. ft , 70 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by [Plush Plans Ltd](#)

éspc

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