



the **property** experts

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0/1 1 Firpark Close
Dennistoun
Glasgow G31 2HQ



description

GROUND FLOOR 66.87 sq. m.
(719.77 sq. ft.)



TOTAL FLOOR AREA : 66.87 sq. m. (719.77 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Conveniently situated within a popular development in the heart of Dennistoun with quick and easy access into the City Centre. The attractive and well-designed development benefits from secure residents parking, spacious communal and well-kept gardens grounds and lies within walking distance to university, Glasgow city centre and all the trappings of Merchant city.

The ground floor flat offers spacious accommodation comprising of entry hall with storage cupboard, a large lounge/dining room with Juliet balcony and double doors, an open plan modern kitchen with appliances, a master bedroom with ensuite bathroom and built in wardrobes, a further double bedroom, and a master shower room.

Further benefits include gas central heating and double glazing. The area boasts a variety of amenities including restaurants, bars and shops, and excellent public transport links.

measurements

ROOMS

Lounge / Dining Area - 18'8" x 13'9" (5.7m x 4.2m)

Kitchen - 8'10" x 6'8" (2.7m x 2.03m)

Bedroom 1 - 11'4" x 9'6" (3.45m x 2.9m)

Bedroom 2 - 13'7" x 8'2" (4.14m x 2.5m)

Shower Room - 15'4" x 5'5" (4.67m x 1.65m)

Ensuite Bathroom - 8'2" x 6'5" (2.5m x 1.96m)



VIEWINGS, OFFERS AND SURVEYS

Viewings are by appointment only and can be arranged by contacting **0141 221 7993**.

All offers and intimations of interest should be submitted to **Fineholm, 114 Union Street, Glasgow, G1 3QQ**.

We can appoint **Surveyors** on your behalf as part of our free, no obligation service.

Date of Entry: Negotiable.

DISCLAIMER

Fineholm would like to draw your attention to the following:

1. These particulars do not constitute part of an offer or contract.
2. These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements or facts.
3. Nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise. We have not carried out a structural survey or assessed the services, appliances or any fittings.

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