



the **property** experts

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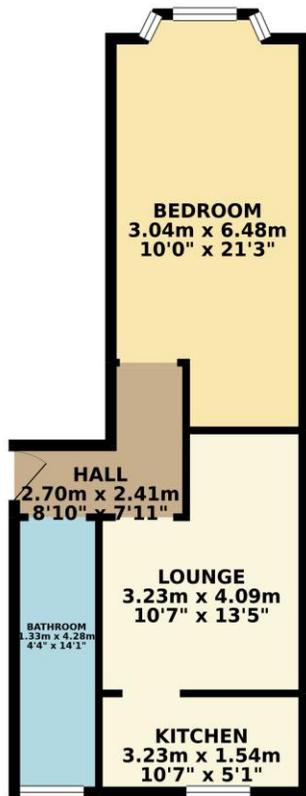
2/3, 24 Ibrox Street,  
Glasgow,  
G51 1AO



# description

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GROUND FLOOR 44.46 sq. m.  
( 478.59 sq. ft. )



TOTAL FLOOR AREA : 44.46 sq. m. ( 478.59 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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Second Floor

A second floor one bedroom apartment located on a quiet residential street just off Paisley Road West. There are numerous local amenities close by along with excellent transport links to the city centre by bus and underground.

Accessed through a tidy communal stairwell the accommodation comprises entrance hall, a large front room with bay window that is currently being used as and lounge/bedroom, a second reception room that leads to the kitchen with a range of base & wall units and a bathroom with bath and overhead shower.

The property further benefits from double glazing and gas central heating.

The property is currently tenanted and can be purchased with the tenant in situ or with vacant possession depending on the buyers requirements.

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# measurements

## ROOMS

- Lounge - 10'10" x 7'4" (3.3m x 2.24m)
- Kitchen - 10'7" x 5'1" (3.23m x 1.55m)
- Bedroom - 17'1" x 10'9" (5.2m x 3.28m)
- Bathroom - 14' x 4'4" (4.27m x 1.32m)



## 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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