



the **property** experts

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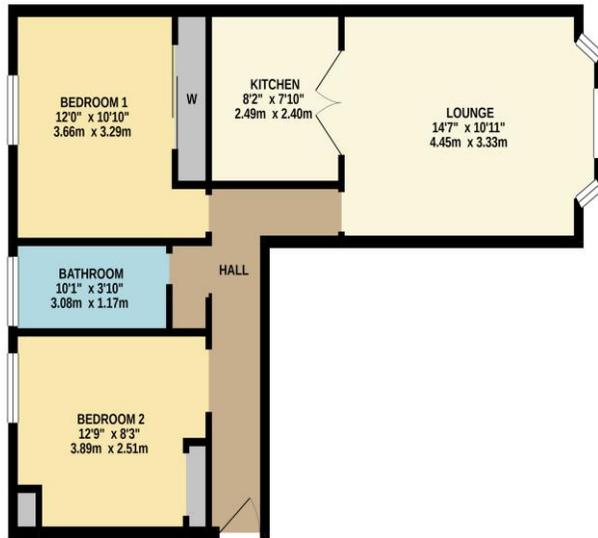
W: www.fineholm.co.uk

3/1, 24 Dalmarnock
Road, Glasgow,

G40 4AA



TOP FLOOR
603 sq. ft. (56.0 sq. m.) approx.



TOTAL FLOOR AREA: 603 sq. ft. (56.0 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made as to their operability or efficiency at the time.
Made with lettings 02022

description

A bright and spacious top floor 2 bedroom tenement apartment located at Bridgeton Cross. Close to local amenities including shops, restaurants and Glasgow Green. Transport facilities are excellent with Bridgeton train station moments away as well as numerous bus links.

This flat is neutrally decorated and would suit a buy to let investor or first time buyer looking to get on the property ladder.

The accommodation comprises entrance hall with useful storage cupboard, a bay windowed lounge that is semi open plan to the kitchen with a range of base and wall units. There is an electric hob, oven, extractor fan, fridge/freezer and washing machine. Please note these items have not been tested and will not be replaced or fixed. There are 2 good sized bedrooms both with storage and a bathroom with three piece suite and overhead shower.

The property further benefits from gas central heating, double glazing and secure door entry.

measurements

ROOMS

Lounge - 14'7" x 10'10" (4.45m x 3.3m)

Kitchen - 8'2" x 7'10" (2.5m x 2.4m)

Bedroom 1 - 12' x 10'10" (3.66m x 3.3m)

Bedroom 2 - 12'9" x 8'3" (3.89m x 2.51m)

Bathroom - 10'1" x 3'10" (3.07m x 1.17m)



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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