



Located within a popular area of Glasgow this FIRST FLOOR FLAT provides great accommodation ideal for first time buyers. Storage heating and double glazing throughout. Secured entry. Storage cellar in the close landing.

**FLAT 1/2, 16 LESMUIR PLACE, GLASGOW G14 0EJ**

**Offers Over: £85,000**

Branch: 4 Cathcart Square  
Greenock, PA15 2BS  
Tel: 01475 558420  
Email: [ggurney@blair-bryden.co.uk](mailto:ggurney@blair-bryden.co.uk)



## FLAT 1/2, 16 LESMUIR PLACE, GLASGOW G14 0EJ

Located within a popular area of Glasgow this FIRST FLOOR FLAT provides great accommodation ideal for first time buyers. Storage heating and double glazing throughout. Secured entry. Storage cellar in the close landing.

Entrance hallway giving access to all accommodation and hosting two storage cupboards. Spacious lounge to the front of the property featuring access to the veranda which overlooks the surrounding area. The kitchen is located to the rear of the property and consists of an integrated electric hob, oven and grill. There is a variety of wall and floor units providing ample work and storage space. Storage cupboard housing water tank. The bathroom comprises a w.c., wash hand basin and bath with shower over.

The property benefits from two double bedrooms with bedroom one hosting storage.

Early viewing is recommended.

### ACCOMMODATION

Lounge - 4.86m(15'9")x3.71m(12'1")approx.

Kitchen - 3.95m(12'9")x2.09m(6'8")approx.

Bedroom one - 3.70m(12'1")x3.22m(10'5")approx.

Bedroom two - 3.70m(12'1")x2.81m(9'2")approx.

Bathroom - 2.77m(9'0")x1.46m(4'7")approx.

### VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

### ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.