



Located in a sought after area of Glasgow this **SECOND FLOOR APARTMENT** offers good accommodation. Secured entry with lift access and residents car park with allocated parking space. Gas central heating and double glazing throughout.

FLAT 2/2, 826 MARYHILL ROAD, GLASGOW G20 7TB

Offers Over: £128,000

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Located in a sought after area of Glasgow this SECOND FLOOR APARTMENT offers good accommodation. Secured entry with lift access and residents car park with allocated parking space. Gas central heating and double glazing throughout.

Welcoming hallway giving access to all accommodation and consisting of walk-in storage cupboard which houses the boiler. Open plan lounge and kitchen located to the front of the flat. The lounge provides a good living space and comprises large windows which provide the room with a natural bright light. Fitted kitchen hosting wall and base units providing work and storage space. Integrated appliances include the gas hob with extractor hood over, fan oven and grill.

The property benefits from two good-sized double bedrooms both with fitted wardrobes. Both bedrooms are located to the rear of the property. The master bedroom has the added benefit of an en-suite shower room featuring w.c., wash hand basin and shower unit.

Family bathroom hosting w.c., wash hand basin and bath. Early viewing of the property is highly recommended to appreciate the accommodation on offer.

Close to all local amenities including shopping and transport.

ACCOMMODATION

Lounge - 4.82m(15'8")approx x 3.43m(11'2")approx.

Kitchen - 3.35m(10'9")x1.80m(5'9")approx.

Bedroom one - 3.63m(11'9")x3.27m(10'7")approx.

Ensuite shower room - 3.03m(9'9")x1.27m(4'1")approx.

Bedroom two - 3.63m(11'9")x2.94m(9'6")approx.

Bathroom - 2.29m(7'5")x1.99m(6'5")approx.

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.