



## First Floor Flat

Flat 5, 141 Hamilton Road, Mount Vernon, G32 9QW  
**Offers Over £125,000**

prp properties  
Solicitors and Estate Agents





### Description

Superb opportunity to acquire this two bedroom apartment situated within an exclusive development found just off Hamilton Road in the much admired Mount Vernon district. Occupying a first floor (top) position to the rear of the building this property will suit a variety of buyers as viewing will confirm.

The building sits within well tended landscaped gardens and there is private residents' parking available to the front. There is a secure buzzer entry system at the common entrance and a broad skylight allows natural light to illuminate the stairway and first floor landing.

A much loved home this apartment is beautifully presented whilst still allowing scope for the purchaser to add their own stamp in terms of decor, fixtures & fittings. Worth particular mention are the lovely aspects over the landscaped grounds and also towards the tree lined Bideford Crescent that borders Sandyhills Golf Course.

A reception hall welcomes you in to this flat and links to all the rooms. There is excellent storage space available within two cupboards found off this hallway. There are two double sized bedrooms both with fitted wardrobes. The larger bedroom one is found to the side elevation whilst bedroom two is positioned to the rear. The lounge is a nicely proportioned reception room offering a comfortable space to relax and entertain within. A broad window to the side elevation lends light with additional corner window formation adding a further outlook. The kitchen is very well appointed tiled to ceiling height and fitted with an array of wall & base units. There is an integrated oven, gas hob and space for a washing machine beneath the worktops. There is also ample space for a free standing fridge freezer. The gas central heating boiler is housed to one wall adjacent to a broad window formation to the rear. The bathroom completes the accommodation on offer and is fitted with a wc, wash hand basin and bath with over bath electric shower.

The windows of this property are double glazed and there is a gas fired central heating system.

Mount Vernon is a much admired district lying to the east of Glasgow. There is highly regarded schooling available and a host of recreational facilities in the immediate and surrounding areas including Sandyhills Golf Club, Mount Vernon Bowling & Tennis Club and Tollcross International Swimming Centre. The neighbouring districts of Sandyhills, Baillieston & Shettleston offer a further wide selection of amenities. Those commuting have convenient access to local bus routes and nearby Mount Vernon Train Station operates regular services to Glasgow Central Station. There are also excellent road links to the M8 and M74/M73 motorway networks.

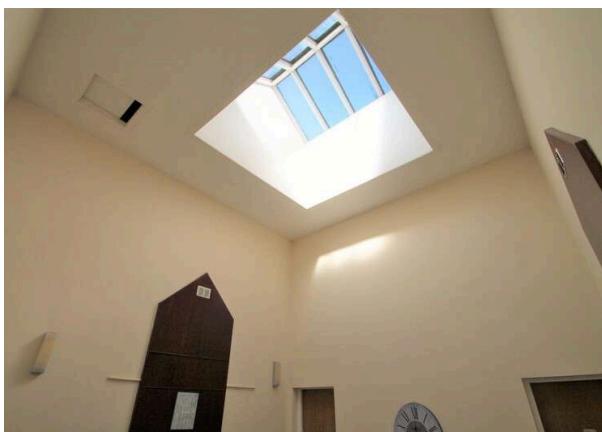
### Room Dimensions

Reception hall	5.51 m x 1.70 m / 18'1" x 5'7"
Lounge	4.93 m x 3.56 m / 16'2" x 11'8"
Kitchen	2.64 m x 2.39 m / 8'8" x 7'10"
Bedroom 1	4.45 m x 2.69 m / 14'7" x 8'10"
Bedroom 2	3.07 m x 2.74 m / 10'1" x 9'0"
Bathroom	1.78 m x 1.98 m / 5'10" x 6'6"

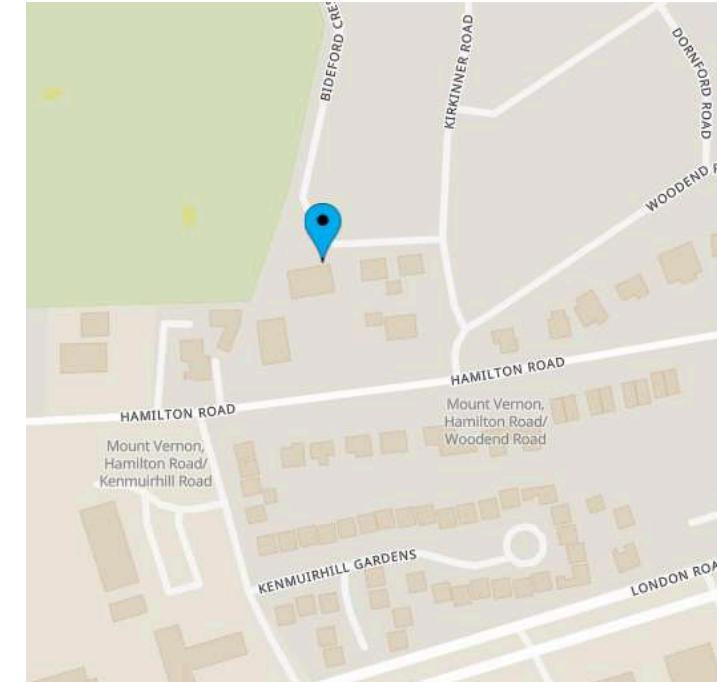
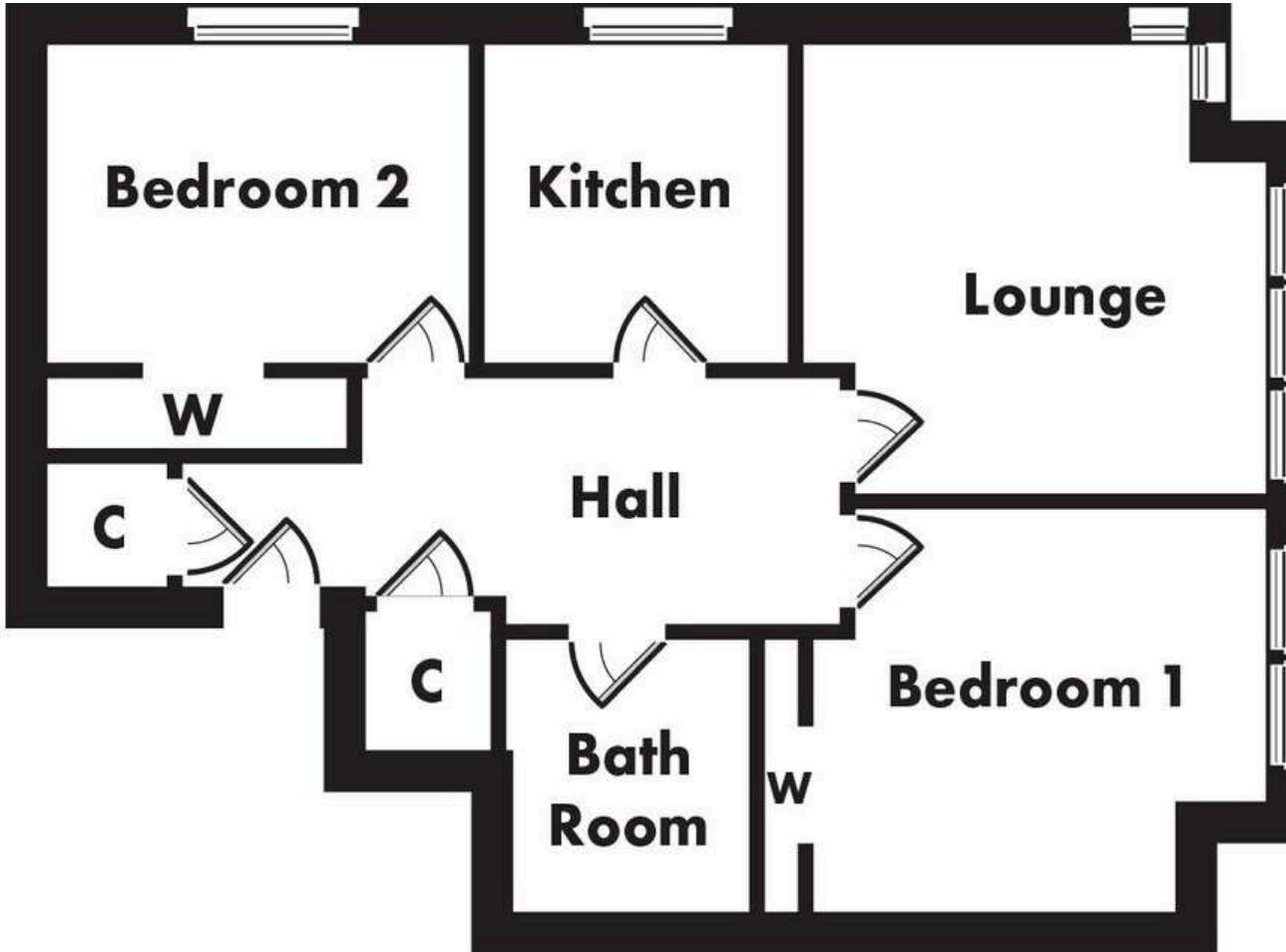
### EPC: C

### Features

First floor (top) apartment within exclusive development  
Two bedrooms  
Well tended landscaped grounds  
Private residents' parking  
Much admired address close to local facilities  
Convenient bus routes and train services



Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling from the roundabout junction at Carmyle Avenue/Tollcross Road/Killin Street proceed eastwards along Hamilton Road. Continue along and this development is found on your left hand side just prior to Woodend Road.

#### MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

**Property Manager:** Iain Macmillan • Telephone: **0141 331 0741**

**Email:** [iain@prp-legal.co.uk](mailto:iain@prp-legal.co.uk)

**Kensington House, 227 Sauchiehall Street, G2 3EX** F: 0141 332 6847  
**1242 Shettleston Road, Shettleston, G32 7PG** F: 0141 763 1948

For further information:

Or to view this property please call:

**0141 331 0741**

#### DISCLAIMER

Whilst we endeavour to make particulars as accurate as possible they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.