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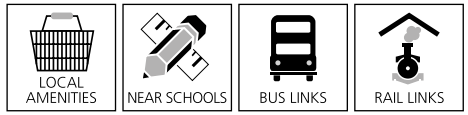
Excellent three bed lower cottage flat, great further development potential, perfect for first time buyers or a buy-to-let investment

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The popular area of Provanmill is a great place to live and commute from. The transport links by bus and rail are frequent and it is a mere fifteen minutes to the heart of Glasgow city centre. For those traveling by car, the main motorway links are very close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There are a good range of schools and amenities within easy reach making it a very popular place to call home.

The accommodation has a bright and airy lounge/diner which owing to the room's shape, would suit a range of furniture configurations. The kitchen is finished in a good range of natural wood effect units with a gas cooker and ample space for a free-standing washing machine and fridge freezer. It is the perfect place for the chef to serve up a marvellous meal. Appliances may be available by separate negotiation. The tiled bathroom is finished in a large easy access shower enclosure with an electric shower fitted, ensuring there is always lots of instant hot water for long refreshing showers. There are three very good sized bedrooms in this home, all of which let in lots of daylight and have ample space for free-standing furniture.

The home is kept warm and comfortable via the double glazing and central heating system. There is a child-friendly garden area to the rear and ample parking on street. There is also plenty of storage space to keep the home clutter-free at all times. This is a truly great starter flat with loads of further potential to turn it into a fantastic home. Early viewing is advised for 'canny' buy-to-let investors or first time buyers looking for a truly great place to call home.



From top to bottom, Bedrooms, one, two and three

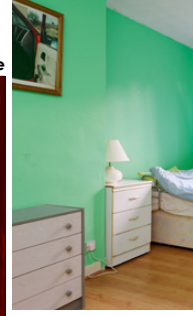








Lounge, bedroom one, two and three





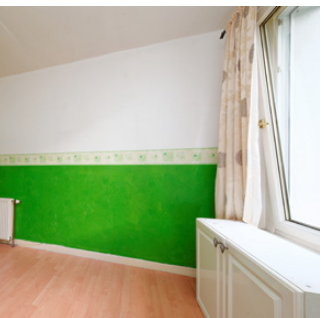












Kitchen and WC



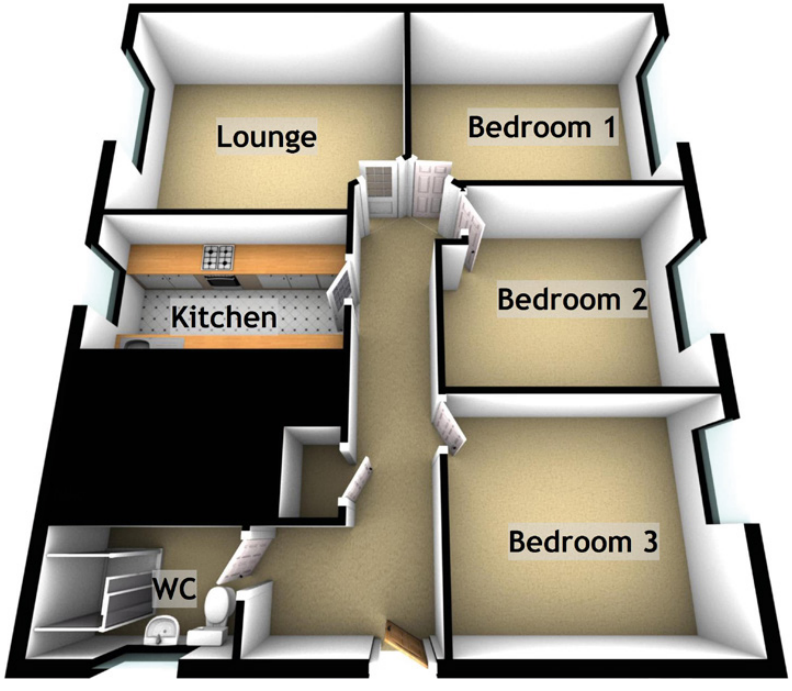






...the kitchen is finished in a good range of natural wood effect units with a gas cooker and ample space for a free-standing washing machine and fridge freezer...

Property Specifications



Approximate Dimensions (Taken from the widest point)	
Lounge	4.50m (14'9") x 3.80m (12'6")
Kitchen	3.63m (11'11") x 2.10m (6'11")
Bedroom 1	4.50m (14'9") x 3.30m (10'10")
Bedroom 2	3.70m (12'2") x 2.80m (9'2")
Bedroom 3	3.70m (12'2") x 3.20m (10'6")
WC	2.30m (7'7") x 1.50m (4'11")

Gross internal floor area (m^2)

84m^2

EPC Rating

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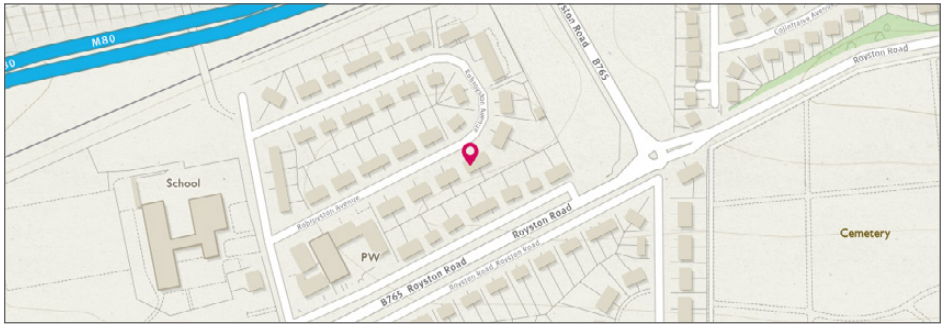


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Part Exchange Available

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