



Spacious one bedroom ground floor flat

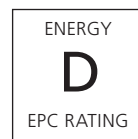
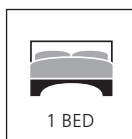
Within walking distance of the local shops



0/2, 21 Cumming Drive
Mount Florida Glasgow G42 9AE



Scan Here!





0/2, 21 Cumming Drive Mount Florida, Glasgow



LOCATION - Part Exchange Available - Occupying a preferred ground floor position within this red brick tenement building in a sought after pocket of Mount Florida, is this beautiful one bedroom flat. Within walking distance of the local shops, train and bus services and for the sports lover you have Hampden Park a short distance away. Nearby Queen Park and Cathkin Park make for nice relaxing walks away from the hustle and bustle.

THE PROPERTY - Excellent first time buyer's purchase accessed from a secure door entry system from the front of the property. The flat can be accessed via the hallway through its own private door. Walking into a spacious hallway with doors to all rooms, there is a cellar accessed from here leading to a large storage area/potential for additional space. The property enjoys exposed floorboards throughout and has various high-level storage cupboards. Lounge/dining room enjoys a front aspect bay window with exposed floorboards, further seating area for table and chairs. The master bedroom is a double with built in cupboard housing a new boiler and central heating system, as well as further high level storage cupboards and rear aspect double glazed windows. The newly fitted kitchen has a range of units with space for cooker, fridge and washing machine. The three-piece bathroom suite was refitted a few years ago. The flat enjoys the usual character features you would expect including high ceilings and exposed timber flooring. The heating system is new throughout and the property enjoys double-glazing throughout.

Parking is found at the front of the property and the building enjoys a private rear communal garden with access from the main hallway.



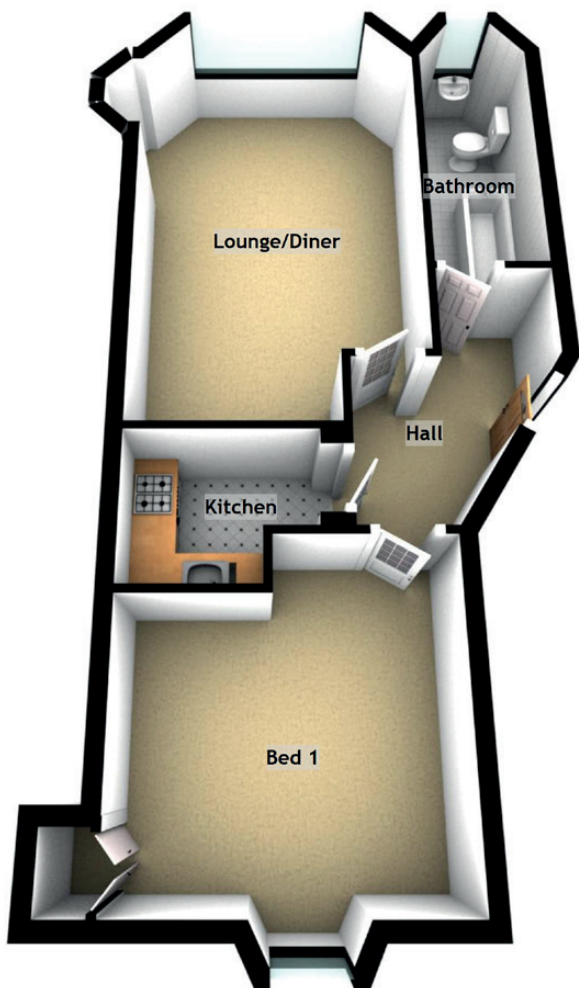
"...The flat can be accessed via the hallway through its own private door. *Walking into a spacious hallway* with doors to all rooms..."



Bright lounge with added *extra space* for a dining area



Ground Floor



APPROXIMATE DIMENSIONS

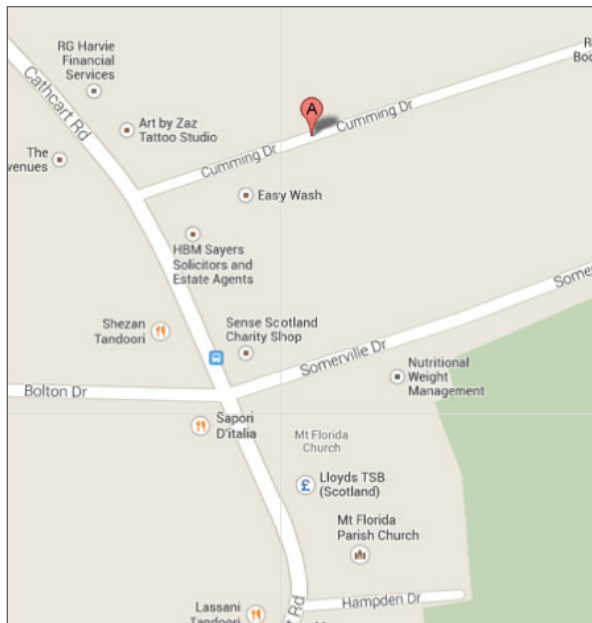
(Taken from the widest point)

Lounge/diner	5.76M (18'11") x 3.82M (12'6")
Kitchen	2.46M (8'1") x 1.76M (5'9")
Bed 1	3.09M (10'2") x 2.14M (7')
Bathroom	3.16M (10'4") x 1.38M (4'6")

EXTRAS

(Included in the sale)

All fitted carpets and floor coverings, electric hob and oven.



McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street
Edinburgh, EH7 4LB
Telephone: 0131 524 9797
Fax: 0131 556 5129
Email: info@mcewanfraserlegal.co.uk
www.mcewanfraserlegal.co.uk



Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
JAMES KEET
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer