

Retirement Flat

Flat 35, Muirfield Court, 20 Muirend Road, GLASGOW, G44 3QP
Offers Over £95,000



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Description

This well presented one bedroom flat forms part of the much admired Muirfield Court retirement development in Muirend.

Muirfield Court enjoys a lovely setting nestled in a quiet pocket and boasting well maintained landscaped grounds and private residents' parking. There are a host of local facilities within close proximity including shops and public transport services.

This purpose built development is formed of 45 privately owned flats offering independent living but with the reassurance of a 24 hour careline service and a House Manager. For single occupancy the occupier of this flat must be at least sixty years of age and in the case of joint occupancy one of the occupiers must be at least sixty years of age and the other at least fifty five years of age. There is a residents' lounge, a laundry and well tended enclosed gardens to rear. A guest flat is available to book for visitors. The shared hallways, elevators and stairwells are all very well maintained and this property is found on the second (top) floor with aspects to the front.

Flat 35 is very well presented and a small entrance hall welcomes you in and leads to the main rooms. There is a wall mounted buzzer entry phone and a pull chord for the 24 hour careline service. Further pull chords are found in the lounge, bedroom & shower room. A deep storage cupboard is found off this hallway and houses the electrics and the Ariston water heater. Ahead is the well proportioned lounge which offers a comfortable living space and enjoys aspects to the front of the development. The fitted kitchen is accessed from the lounge and there is an integrated electric hob & oven and a free standing fridge freezer. A window formation lends light and enjoys similar aspects as the lounge. The bedroom is another nicely proportioned room with fitted wardrobes to one wall and a window formation to the front elevation. The shower room is found off the entrance hall and has attractively tiled walls and lino floor covering. The shower cubicle has a fold down seat and a Mira electric shower unit and there is a wc and a wash hand basin within a fitted vanity unit.

The windows of this property are double glazed and heating is by way of wall mounted electric storage heaters.

Muirfield Court enjoys a superb position just off Muirend Road and adjacent to Muirend Train Station. There is a Sainsbury's just round the corner on Clarkston Road which also offers a range of high street facilities including convenience stores, cafes, hairdressers & barbers, pharmacies and opticians. There are handy bus routes operating along Clarkston Road and regular train services from Muirend Station to Glasgow Central Station. Those travelling by car have excellent road links to neighbouring districts, Glasgow City Centre and the central belt motorway network.

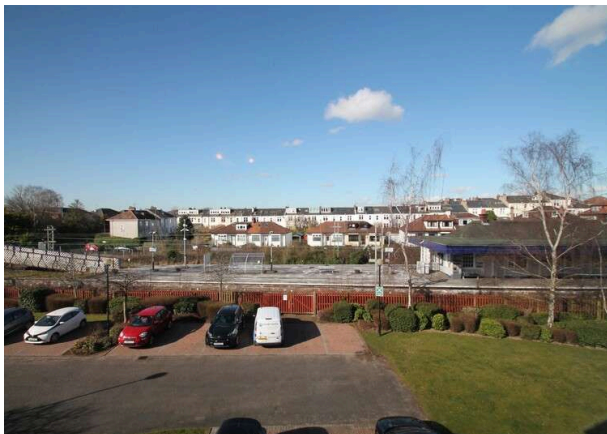
Room Dimensions

Entrance Hall	2.18 m x 1.07 m / 7'2" x 3'6"
Lounge	5.79 m x 3.51 m / 19'0" x 11'6"
Kitchen	2.67 m x 1.73 m / 8'9" x 5'8"
Bedroom	4.34 m x 3.33 m / 14'3" x 10'11"
Shower Room	1.57 m x 1.91 m / 5'2" x 6'3"

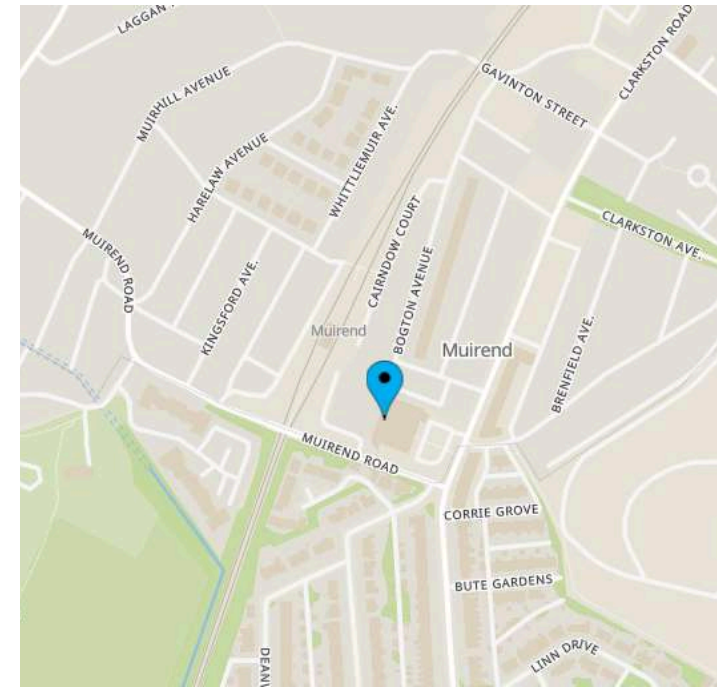
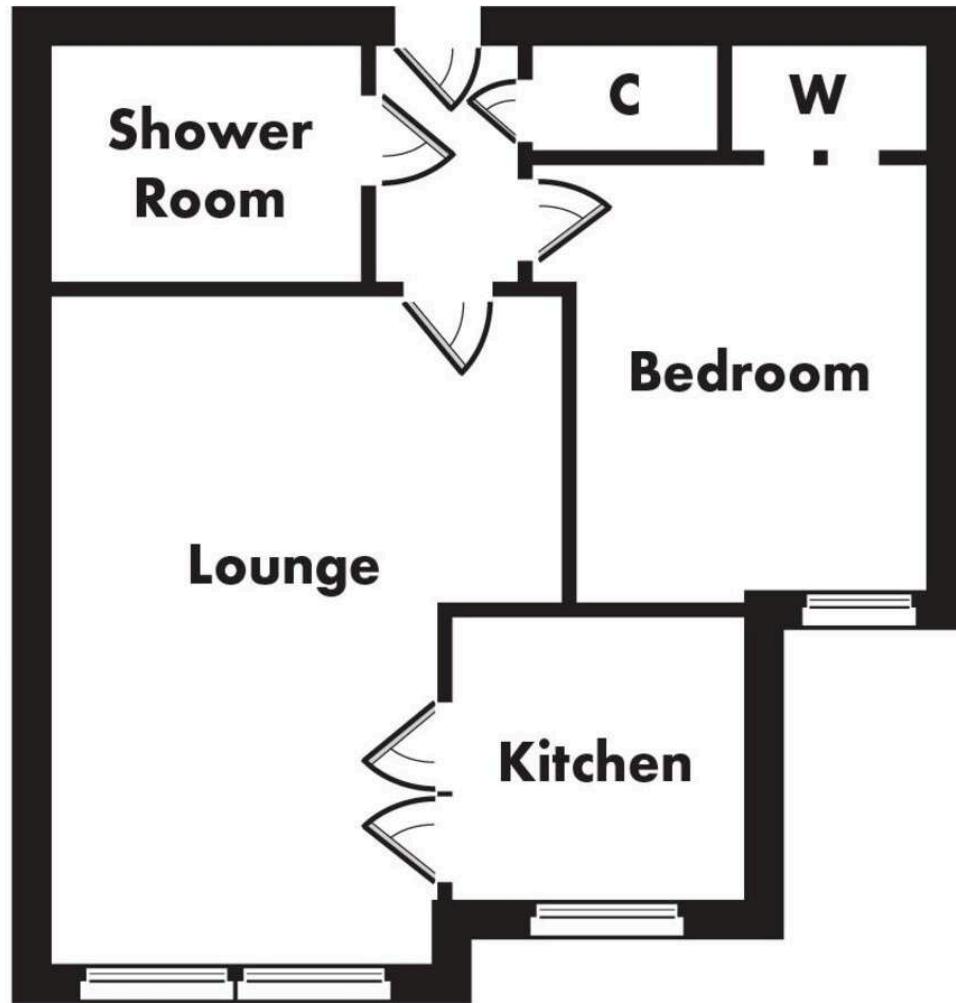
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Features

- Highly regarded retirement development
- Superb location close to local shops & transport links
- Second (top) floor flat
- Residents' Lounge
- 24 Hour Careline Service
- House Manager
- Private Residents' parking
- Landscaped grounds and gardens



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling along Clarkston Road in Muirend proceed to the traffic lights at the junction with Muirend Road. Turn onto Muirend Road, passing Sainsbury's, and then turn next right into Muirfield Court.

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.

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Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
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For further information:

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