

## Ground Floor Flat

Flat 0/2, 2 London Drive, Mount Vernon, G32 8WX

**Offers Over £135,000**



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### Description

This two bedroom ground floor flat is presented to the market in beautiful condition and offers an exciting prospect for a variety of buyers.

Forming part of an established development just off London Road this property sits just a short walk from Mount Vernon Train Station and is close to host of local amenities. There are neatly tended landscaped grounds and non allocated private residents' parking. The building has a secure buzzer entry system and well maintained common entrance foyer.

Inside this property has a number of appealing features including the stylish decor and high quality fixtures and fittings. The reception hall leads to both bedrooms, the principal bathroom and the living space. A deep cupboard off this hall provides excellent storage space.

Both bedrooms are rear sited and have mirror fronted fitted wardrobes. The larger master bedroom has a very well appointed en-suite shower room with recessed shower cubicle, wc and wash basin. The principal bathroom is also of high specification complete with bath, wc and wash basin. The living/dining room is a really spacious and comfortable reception room with broad window formation lending light. A cupboard off this room provides further handy storage space. The kitchen is accessed from this room and is very well presented complete with a range of wall and base units and broad worktops. There is an integrated hob & oven and the washing machine and fridge freezer are also included in the sale.

This property has a gas fired central heating system and double glazed windows. Further storage space is available within a deep cupboard off the entrance foyer and positioned beside the door to this flat.

London Drive enjoys a super position within Mount Vernon which lies to the east of Glasgow City Centre. There are convenient local shops and handy transport links including regular train services from Mount Vernon Train Station. Commuters also have excellent roads links to the M74 and central belt motorway network. Further shopping and recreational facilities are available at the nearby Glasgow Fort Shopping Centre.



### Room Dimensions

Reception hall	4.55 m x 1.19 m / 14'11" x 3'11"
Lounge/dining room	4.65 m x 4.83 m / 15'3" x 15'10"
Kitchen	3.63 m x 2.11 m / 11'11" x 6'11"
Bedroom 1	3.63 m x 3.40 m / 11'11" x 11'2"
Bedroom 2	2.54 m x 2.39 m / 8'4" x 7'10"
Bathroom	1.70 m x 1.88 m / 5'7" x 6'2"
Ensuite	2.59 m x 1.57 m / 8'6" x 5'2"

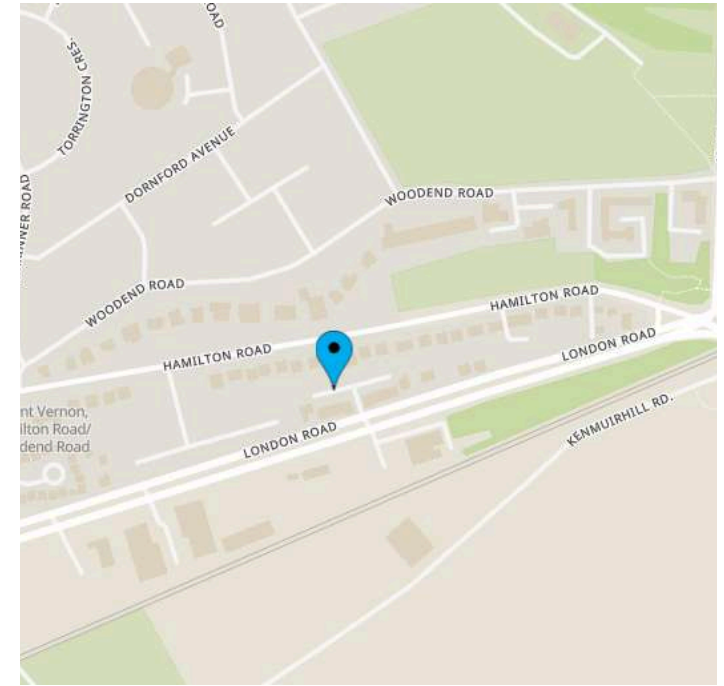
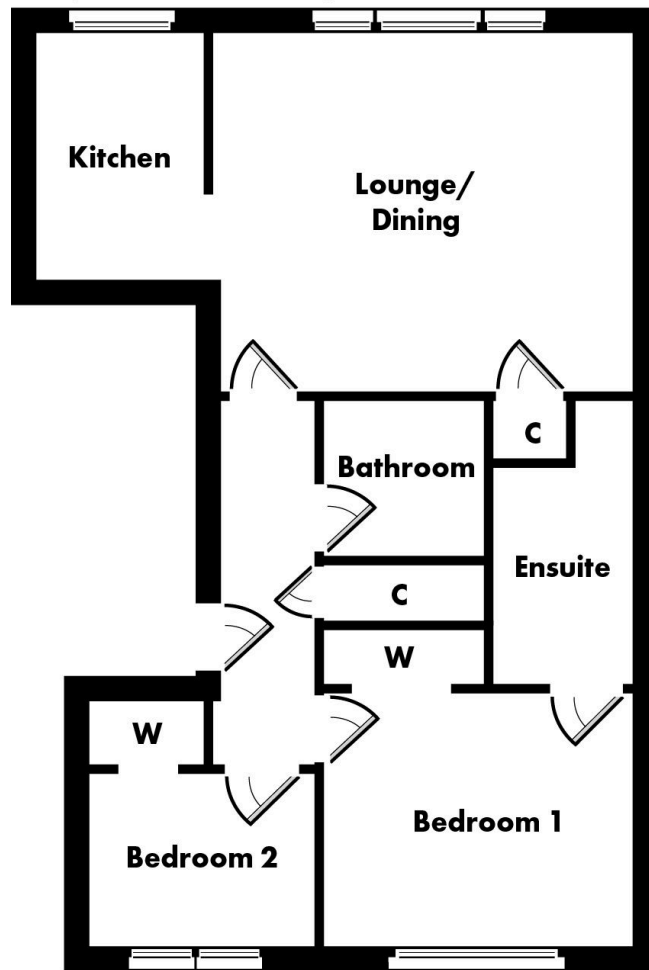
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### Features

- Beautifully presented ground floor flat
- Stylish decor
- Two bedrooms - Master en-suite
- Fantastic living space
- Very well appointed kitchen
- Principal bathroom
- Private residents' parking
- Close to amenities
- Short walk to Mount Vernon Train Station



Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling south on Mount Vernon Avenue proceed to junction with Hamilton Road with Mount Vernon Train Station on your left. Continue onto London Road and then at the next set of traffic lights turn right into London Drive. This property is found within the building on your left hand side.

#### 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**



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