



Ground Floor Flat

Flat 11, 8 Briarwood Court, Mount Vernon, Glasgow, G32 9LL

Offers Over £120,000



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Description

Forming part of the much-admired Briarwood Court in Mount Vernon, this two-bedroom, ground-floor flat offers an exciting opportunity for a variety of buyers including first time buyers, those downsizing and commuters into Glasgow city centre. Presented in excellent condition throughout, this apartment has many appealing features including the fresh decor, beautifully appointed kitchen, renewed electric storage heaters and modern, double-glazed windows.

The building has a secure buzzer entry system and well-maintained entrance hall and stairway. A locked rear door leads to neatly-kept bin store and drying area. This property is found on the ground floor to the right-hand side.

Inside, an L-shaped entrance hall links to the main rooms and there are two deep cupboards providing useful storage space. There are two nicely proportioned bedrooms both with some form of fitted storage. Bedroom one sits to the front elevation and is a lovely double bedroom with mirror-fronted wardrobes running along one wall. Bedroom two is currently presented as a single bedroom and has a built-in cupboard/wardrobe to the far corner. Both bedrooms have pleasant aspects to the front and rear respectively over the well-tended, landscaped grounds.

The lounge is a very comfortable and spacious reception room with a broad, twin-window formation that means the room has great natural light. The focal point of this room is the beautiful feature fireplace with stylish electric fire. A door to the rear of the lounge leads to the kitchen, which is one of the highlights of this property. It has been tastefully re-modelled in recent times boasting high-gloss units complimented by the richly-toned worktops and classic subway tiles on the wall. There are a number of integrated appliances including a Beko electric hob, Zanussi oven, a fridge freezer and a washing machine. A white ceramic sink with mixer tap sits beneath the window to the rear elevation.

The bathroom has been refurbished as a wet room and, again, is found in pristine condition. The walls are attractively tiled to ceiling height, there is a white wc and wash-hand basin and an electric Mira shower unit. A large window to the rear gives good, natural light.

Throughout the flat, the windows are modern UPVC framed double-glazed units. Heating is provided by high heat retention storage heaters and an electric panel heater. Hot water is provided by an immersion heater. The hot water tank is located in a cupboard in the entrance hall.

Externally, this development enjoys delightful landscaped grounds and there is convenient residents' parking. A pedestrian pathway to one end of the development provides a convenient route to Hamilton Road where regular bus services are in operation and Mount Vernon train station is close by. Those travelling by car have excellent road links to Glasgow city centre and the M74/M73 and M8 motorway networks.

Briarwood Court benefits from a secluded setting adjacent to Mount Vernon Park and is within a short drive or walk from a variety of amenities. There are a number of high street shops, cafes, bars and restaurants available in the neighbouring Garrowhill and Baillieston districts. Nearby supermarkets include the Co-op, Tesco Extra, Morrisons and Aldi. The Glasgow Fort Shopping Centre provides a further selection of shopping and recreational facilities.

Room Dimensions

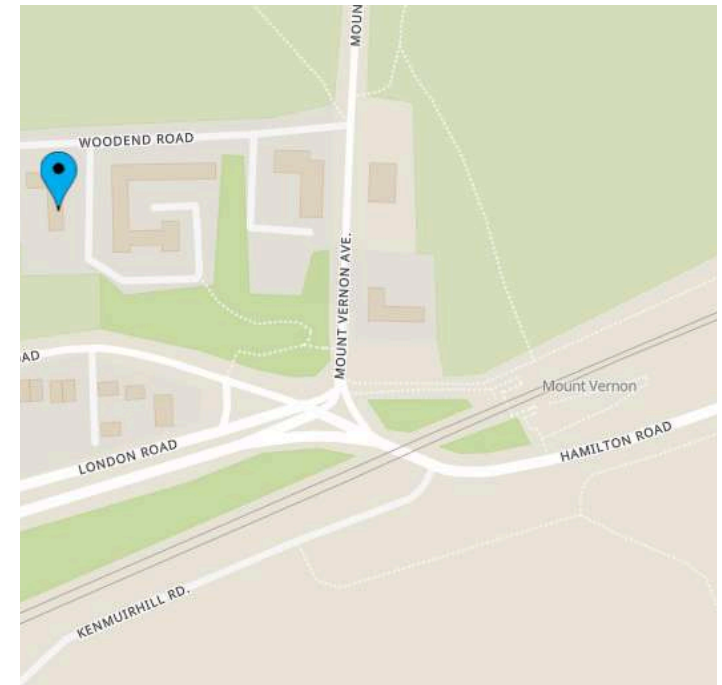
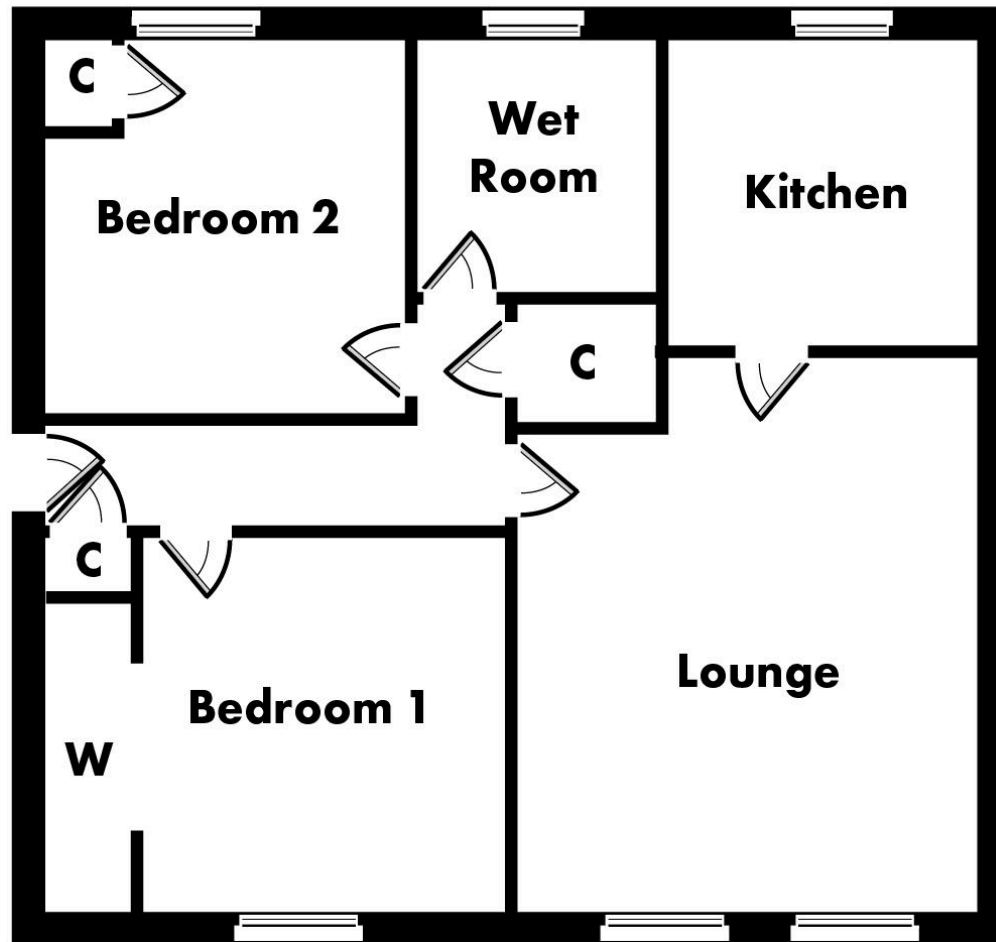
Entrance Hall	3.40 m x 1.78 m / 11'2" x 5'10"
Lounge	4.60 m x 3.35 m / 15'1" x 11'0"
Kitchen	2.18 m x 2.39 m / 7'2" x 7'10"
Bedroom 1	3.00 m x 2.79 m / 9'10" x 9'2"
Bedroom 2	2.79 m x 2.51 m / 9'2" x 8'3"
Wet Room	1.88 m x 1.73 m / 6'2" x 5'8"

EPC: D

Features

Beautifully presented ground floor flat
 Much-admired development in Mount Vernon
 Two bedrooms
 Stylish kitchen with integrated appliances
 Residents' parking
 Close to shops, bus and train

Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling South on Mount Vernon Avenue continue with Mount Vernon Park on your right and turn next right into Woodend Road. Turn 2nd left into Briarwood Court and this property is the second block on your right-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.

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For further information:

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