



Ground Floor Flat

Flat 2, 1 Woodend Court, Mount Vernon, Glasgow, G32 9QZ

Offers Over £120,000



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Description

This one bedroom ground floor flat is brought to the market in immaculate condition and forms part of the highly regarded Woodend Court in Mount Vernon. Situated in Block One this lovely home enjoys delightful aspects towards Mount Vernon Park.

Beautifully presented from top to toe this flat has been very well maintained and boasts a number of superb features including the stylish decor and high specification of fixtures and fittings. Furthermore there is a modern electric heating system & hot water tank and the windows have been renewed in recent years with uPVC double glazed units. The accommodation has a great layout with plenty of storage space and a real bonus is the dining room located off the kitchen.

You enter the building via a common entrance door with secure buzzer entry system. The common hallway is neat & tidy and there is shared cupboard. Inside this flat, the entrance hall has a deep cupboard providing excellent storage space and housing the electrics. An inner hallway has mirror fronted sliding doors to one wall revealing additional storage space. The hot water tank is located within a further hall cupboard adjacent to the kitchen. The decor is fresh and the high quality laminate flooring continues from the hallways through to the lounge, kitchen and dining room.



To the front of the property is the lounge which is a lovely reception room. A broad window formation allows plenty of natural light to flow in and frames the pleasant aspects towards Mount Vernon Park. The bedroom is also found to the front and enjoys similar aspects to the lounge. This is a great sized double bedroom and there are built in wardrobes with mirror fronted sliding doors. The kitchen is a real highlight of this home, fitted with high gloss units, complimented by the classic tiling, and benefitting from a range of appliances including a hob, double oven, washing machine and fridge freezer. A window to the side elevation overlooks the landscaped grounds. An archway leads through to the dining room which provides a really versatile space. Like the kitchen there is a window formation to the side lending natural light. The shower room is also of high specification, complete with broad shower cubicle and electric Mira shower unit. The wc and wash hand basin sit within a vanity unit and there is a further tall storage unit to the adjacent wall. This shower room has beautiful tiling to both wall and floor and other notable features includes the wall mounted mirror and chrome towel rail/heater.

Externally, this development enjoys attractive landscaped grounds and there is convenient residents' parking available. A hidden gem is the beautifully tended residents' garden located behind Block 2 which offers a lovely outdoor space to be enjoyed. A pathway around this garden leads to a locked gate which provides convenient access 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. Woodend 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

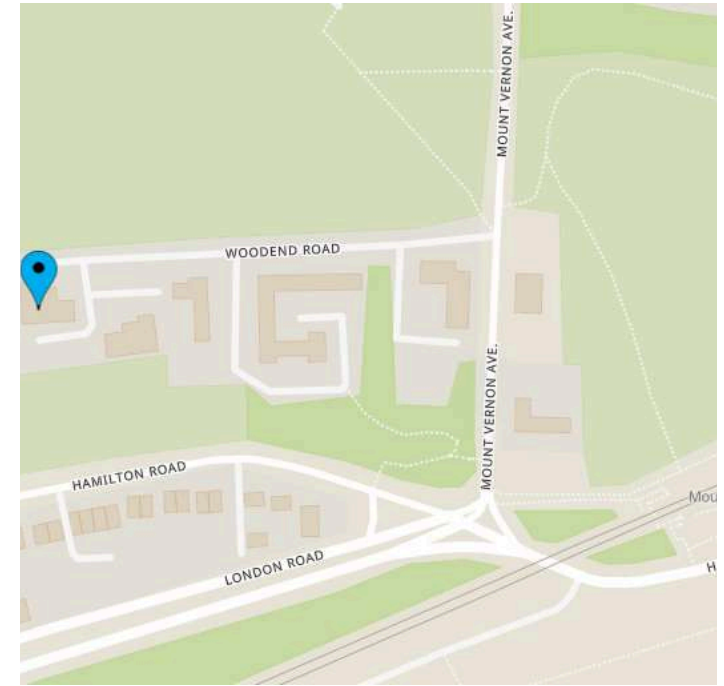
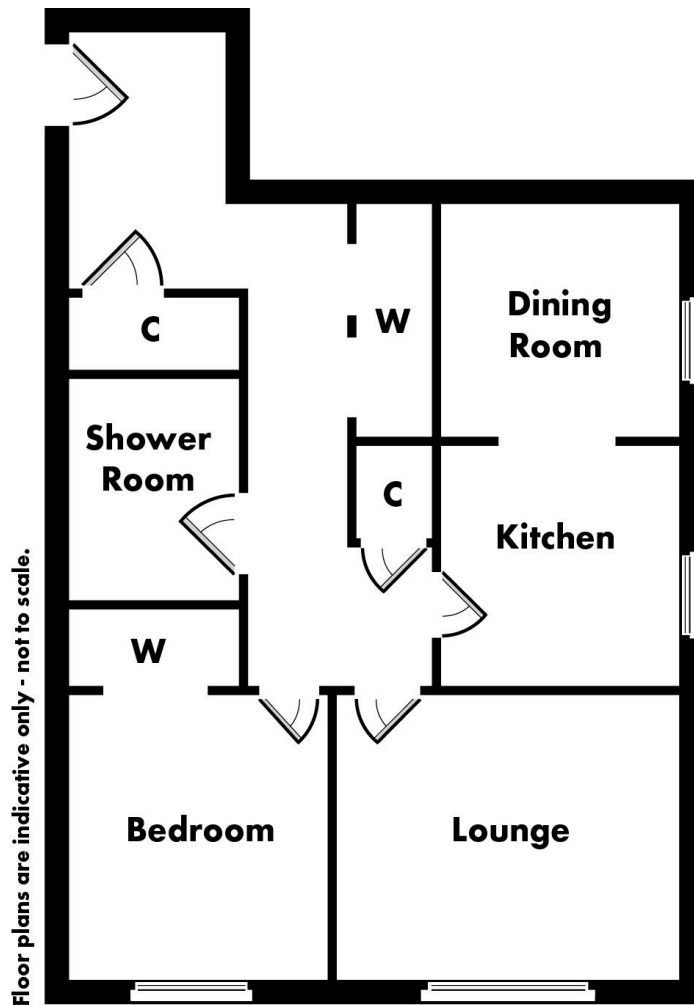
Entrance Hall	1.65 m x 2.36 m / 5'5" x 7'9"
Lounge	3.94 m x 3.91 m / 12'11" x 12'10"
Dining Room	3.28 m x 2.64 m / 10'9" x 8'8"
Kitchen	2.77 m x 2.49 m / 9'1" x 8'2"
Bedroom	3.94 m x 2.87 m / 12'11" x 9'5"
Shower Room	1.83 m x 2.36 m / 6'0" x 7'9"
Inner Hallway	5.23 m x 0.89 m / 17'2" x 2'11"

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Features

Beautifully presented one bedroom ground floor flat
 Much admired development opposite Mt Vernon Park
 Stylish kitchen with dining room off
 Modern shower room
 Upgraded electric heating system
 uPVC double glazed windows
 Residents' parking
 Short distance to bus, train and shopping facilities





TRAVEL DIRECTIONS

Travelling South on Mount Vernon Avenue continue with Mount Vernon Park on your right and turn next right into Woodend Road. Turn 3rd left into Woodend Court and this property is in Block 1 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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Email: iain@prp-legal.co.uk

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

Or to view this property please call:

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