



**Flat 0/1
12 Middlesex
Gardens
Glasgow
G41 1EL**

**Offers Over
£115,000**



DALLAS | McMILLAN
SOLICITORS & ESTATE AGENTS

DESCRIPTION AND LOCATION

Dallas McMillan are delighted to present to the market this one bedroom property which forms part of a modern and well maintained development situated in the sought after area of Kinning Park.

The property itself benefits from large windows, the living room is a lovely light and bright space which can also accommodate a dining table and chairs.

The kitchen has light wood effect floor and wall mounted cupboards complimented by plentiful worktop space, and the bathroom also has a contemporary suite with an over bath shower.

The large bedroom has excellent built in wardrobes which still leaves plenty of space for free standing furniture and a double bed.

The bathroom is fitted with low level WC, wash hand basin and bath with shower over.

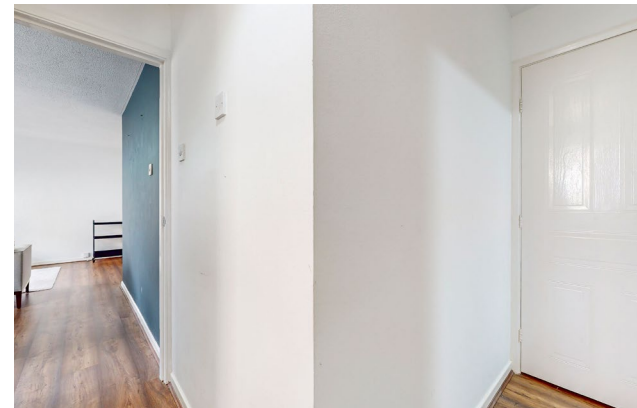
Clever use of one of the storage spaces in the hall gives the property a home office, ideal when so many now work from home, and when coupled with the close proximity to Glasgow, gives a great option for hybrid working.

The flat has uPVC double glazed windows, gas central heating boiler located in the kitchen which serves steel panelled radiators aswell as the domestic hot water.

Externally there is a communal drying green within the garden grounds. With ample residents parking and a lock up garage pertaining to this flat, the development is extremely well maintained, and there is a secure entrance to the building.

With excellent transport links to Glasgow and beyond, the financial district and city centre are also easily accessible by walking or cycling.

Kinning Park is a vibrant area of Glasgow, with both Primary and Secondary schools within walking distance, and a large selection of independent multi cultural shops sit alongside various pubs and restaurants.



ACCOMMODATION

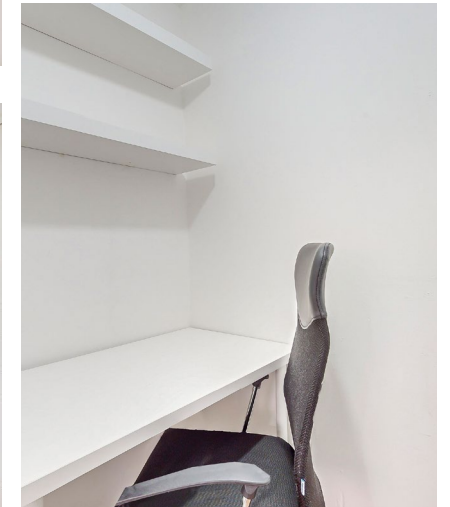
Ent Hall	7' x 4'
Living/Dining Room	2.13m x 1.123m 17'6 x 16'4
Office	5.34m x 4.98m 5' x 4'
Inner Hall	1.54m x 1.23m 7'11 x 8'7
Kitchen	2.42m x 2.62m 8' x 8'
Bedroom	2.44m x 2.44m 8'5 x 13'6
Bathroom	2.57m x 4.11m 8'5 x 5'5
	2.57m x 1.65m

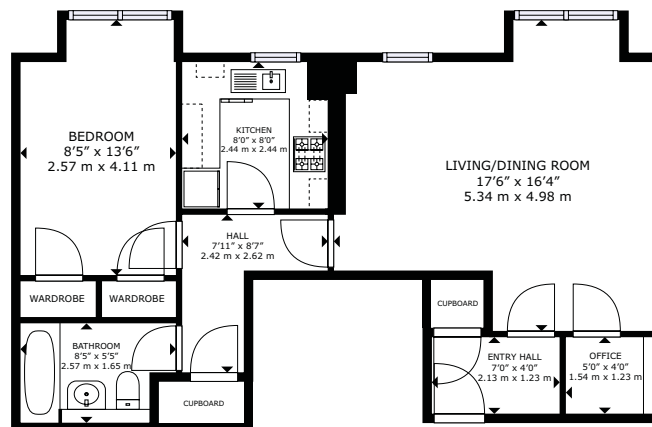
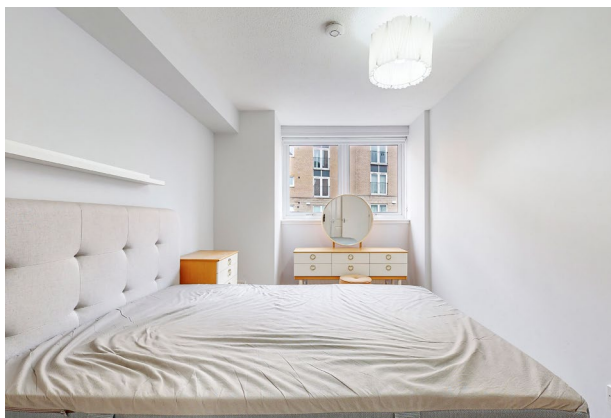
VIEWING

Through solicitors on [0141 333 6750](tel:01413336750)

ENTRY

By negotiation





GROSS INTERNAL AREA
FLOOR PLAN: 588 sq. ft., 54 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plush Plans Ltd



TRAVEL DIRECTIONS

Through solicitors on 0141 333 6750

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas nor water services nor any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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