



2/2 64 FOUNTAINWELL DRIVE, GLASGOW. G21 1RR.

THIS 2 BEDROOM SECOND FLOOR FLAT IS SITUATED WITHIN THE SIGHTHILL DISTRICT OF GLASGOW LYING TO THE NORTH OF THE CITY, CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS, PRIMARY SCHOOL AND SIGHTHILL PARK / PLAY AREA EASILY ACCESSIBLE. PROPERTY CONSISTS OF 2 GOOD SIZE BEDROOMS, SPACIOUS LOUNGE, KITCHEN WITH WHITE GOODS INCLUDED, LARGE STORAGE CUPBOARD WHICH COULD SERVE AS A HOME OFFICE, BATHROOM HAS ELECTRIC SHOWER, HEATED TOWEL RAIL AND IS FULLY TILED. ADDITIONALLY THERE IS A PRIVATE DRYING AREA ON THE LANDING. DOUBLE GLAZING AND ELECTRIC HEATING. AMPLE RESIDENTS' AND VISITOR PARKING. THE BUILDING IS WELL MAINTAINED AND BENEFITS FROM SECURE DOOR ENTRY. THE PROPERTY IS IN NEED OF SOME INTERNAL UPGRADING WHICH IS REFLECTED IN THE ASKING PRICE. IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT.



- 2 BED UPPER FLAT
- RESIDENTS' PARKING
- PRIVATE DRYING AREA
- NEEDS INTERNAL UPGRADING
- DOUBLE GLAZING
- SECURE DOOR ENTRY
- ELECTRIC HEATING
- LANDSCAPE SURROUNDS

OFFERS OVER £64,000

2/2 64 FOUNTAINWELL DRIVE,
GLASGOW. G21 1RR.

OFFERS OVER £64,000

ENTRANCE HALL 14' 6" x 5' 10" (4.42M x 1.77M)

LOUNGE 17' 9" x 14' 10" (5.41M x 4.52M)

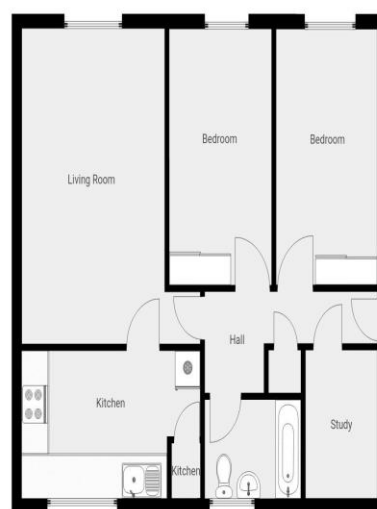
KITCHEN 14' 9" x 8' 2" (4.49M x 2.50M)

BEDROOM 1 14' 3" x 8' 6" (4.35M x 2.58M)

BEDROOM 2 14' 3" x 8' 4" (4.34M x 2.55M)

BATHROOM 7' 11" x 5' 6" (2.41M x 1.67M)

STORAGE CUPBOARD 8' 3" x 5' 7" (2.51M x 1.7M)



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. CASTLEHEAD PROPERTIES LTD IT DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Castlehead Properties

As a regulated business we are required to comply with the "The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of Identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE, THEY DO NOT FORM PART OF ANY CONTRACT ON OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT THE WIDEST POINT. WE HAVE NOT TESTED THE ELECTRICITY, GAS OR WATER SERVICES OR 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 ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE



OFFERS OVER £64,000