



**MITCHELLS  
ROBERTON**



First Floor Flat  
Flat 1/1, 87 Northpark Street, Glasgow, G20 7AF  
offers over £125,000









Flat 1/1, 87 Northpark Street,  
Queens Cross, Glasgow G20 7AF

Appealing Second Floor flat in established residential area situated close to all local amenities including schools, shops and public transport services. The property is only a mere 10 minutes from the City Centre and Glasgow's fashionable West End offering access to an abundance of recreational facilities, bars, shops and restaurants as well as several Universities. The M8 motorway is also easily accessible for travel to Edinburgh, The Ayrshire Coast and beyond. Early viewing is highly recommended.

The accommodation extends to entrance hall, bay windowed lounge on semi open plan to a modern fitted kitchen (appliances), 2 double bedrooms and a family bathroom. The property benefits from having gas central heating, and a secure entry system. There is a covered drying area on the landing and communal gardens to the rear offering access to the bin store.

#### Entrance Hall

The entrance hall gives access to all main apartments. 3 x fitted cupboards (one walk in) provide excellent storage. Wall mounted door entry phone. Central heating radiator.

**Lounge** 5.20 m x 3.50 m / 17'1" x 11'6"

Generous sized bay windowed lounge on semi open plan basis with the kitchen. Central heating radiator.

**Breakfasting Kitchen** 4.30 m x 2.60 m / 14'1" x 8'6"

Modern fitted kitchen featuring a range of wall mounted and floor standing units providing excellent storage. Tiled splash back and co-ordinating work tops. Stainless steel sink & drainer. Integrated fridge and freezer. "Zanussi" washing machine. Integrated 4 ring electric hob & oven. 4 way light fitting. Hardwood flooring. Window to the rear.

**Master Bedroom** 4.50 m x 3.50 m / 14'9" x 11'6"

The master bedroom is presently being utilised as a sitting room and has a window to the front of the property. Fitted wardrobes with sliding doors. Central heating radiator.

**Bedroom 2** 3.50 m x 2.80 m / 11'6" x 9'2"

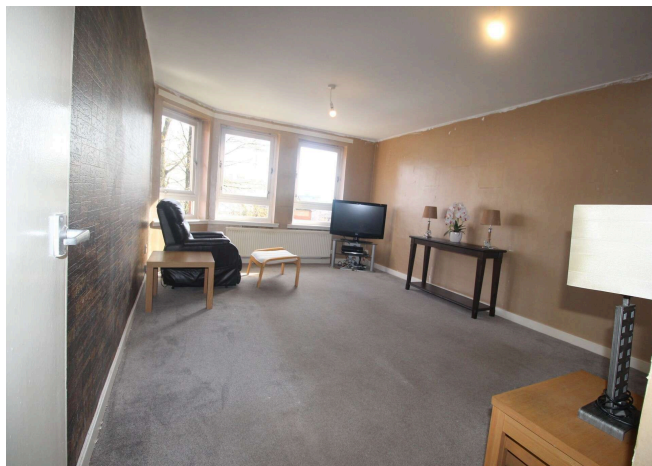
Double sized bedroom with window to the rear. Fitted wardrobe. Window overlooking rear garden. Central heating radiator.

**Bathroom** 2.70 m x 2.00 m / 8'10" x 6'7"

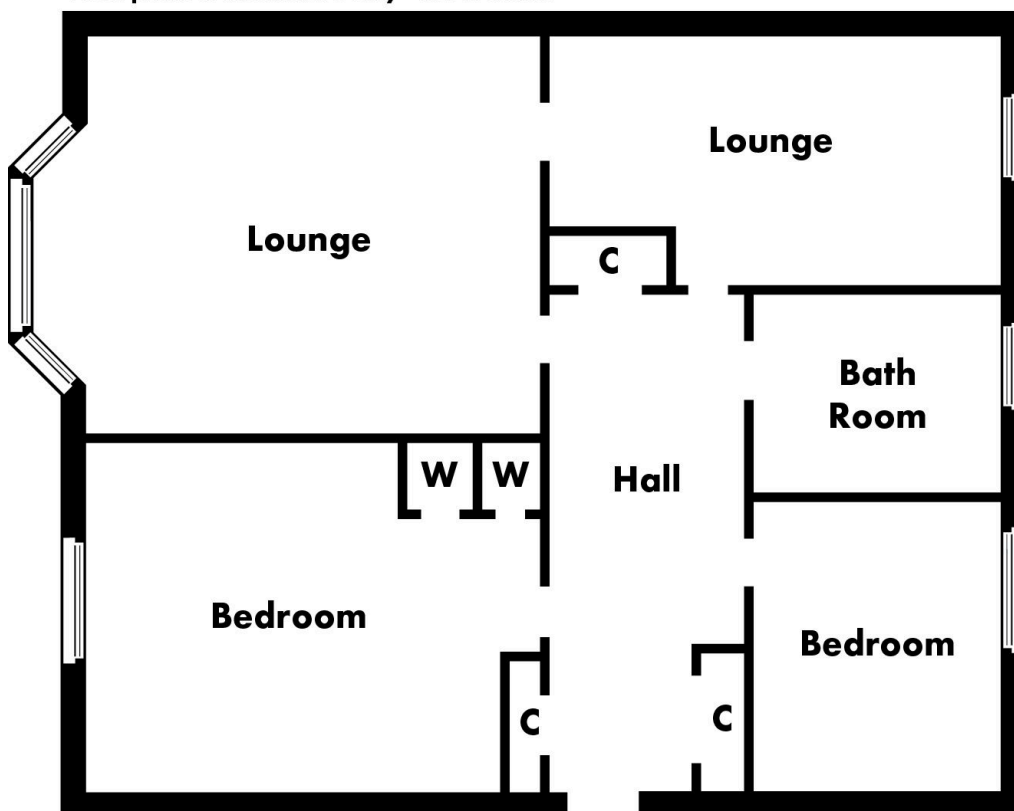
Family bathroom with three piece suite installed comprising bath, WC and wash hand basin. Built in cupboard. Vinyl flooring. Central heating radiator. Opaque window to the rear.

#### Outside

There are communal gardens to the rear giving access to the bin store.



**Floor plans are indicative only - not to scale.**



#### SELLERS

Client of Mitchells Robertson

#### ENTRY DATE

Negotiable

#### VIEWING

Through Solicitors

#### TAX BAND

Tax Band C

#### SCOTTISH STANDARD MISSIVES:

Offers are invited in the form of the Scottish Standard Missives.

#### DISCLAIMER:

Whilst we endeavour 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 to 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 endeavour to assist you in any way possible.



**MITCHELLS  
ROBERTON**

[www.mitchells-roberton.co.uk](http://www.mitchells-roberton.co.uk) • [bg@mitchells-roberton.co.uk](mailto:bg@mitchells-roberton.co.uk)

George House, 36 North Hanover Street, Glasgow, G1 2AD  
Telephone. 0141 552 3422 • Fax. 0141 552 2935

Mitchells Robertson is the trading name of Mitchells Robertson Ltd (Registered Number SC497188) having its Registered Office at George House, 36 North Hanover Street, Glasgow G1 2AD.

Ref: E408502

**espc**