



Linnpark Avenue, Netherlee, G44 3PH

Shanta Residential are delighted to present to the market this two bedroom retirement flat located in the sought after area of Netherlee, Glasgow. With some refurbishment required, this flat presents an excellent opportunity to own a home in a sought after location. The spacious living room is filled with natural light from the large windows to the rear, creating a bright and airy atmosphere. The living room flows directly into the kitchen which offers ample storage and generous prep space. Both bedrooms are a generous size and decorated in neutral tones with built in mirror sliding wardrobes. Completing the home is the shower room which features a large walk-in shower and white tiling. Riverside Court itself is situated in Netherlee, a sought after area of Glasgow's southside. Nearby you have an impressive number of local amenities, including shops and eateries. Also, just a short walk away you have the gorgeous Linn Park, perfect for outdoor enthusiasts and the perfect place to soak up the summer sun. Transport links are enviable, the property is close to bus routes and Muirend train station is just a few minutes drive away, where you can easily access the city centre and beyond. With this property's excellent location, residential parking, triple glazing and a great refurbishment opportunity we expect this property to be popular and would advise early viewing. For council tax purposes this property sits in band D.

- **Two Bedrooms**

- **Ground Floor Flat**

- **Triple Glazed Windows**

- **Excellent Location**

- **Nearby Amenities**

- **Great Transport Links**

- **Electric Heating**

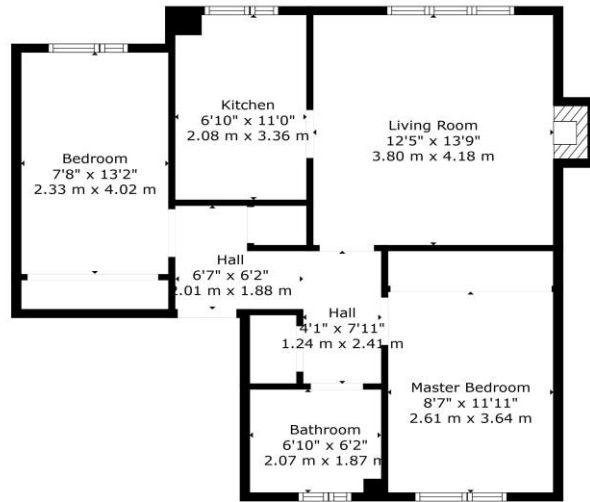
- **Residential Parking**



Offers Over £120,000



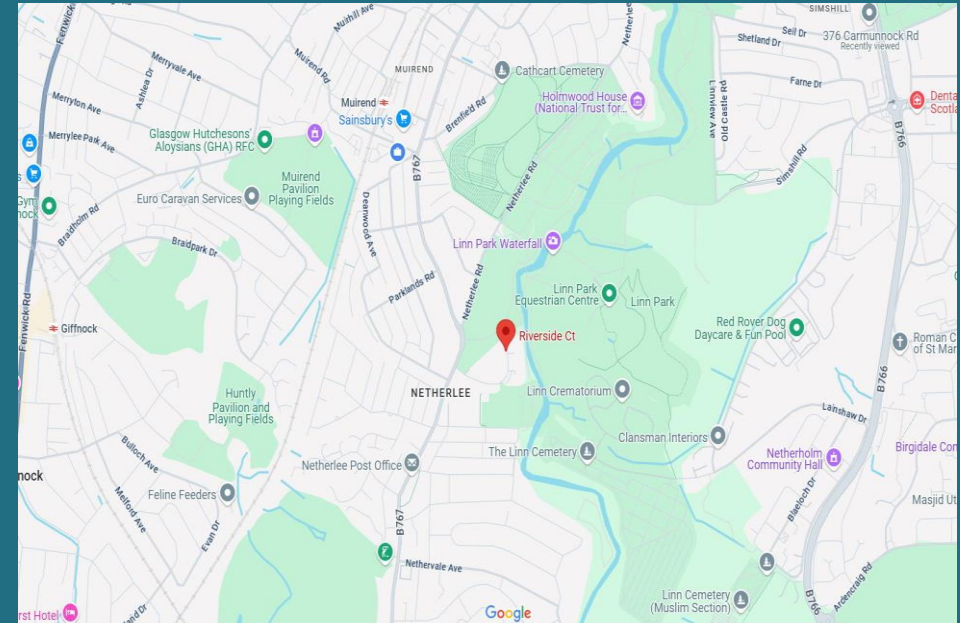
Floorplan



TOTAL: 639 sq. ft. 59 m²
 FLOOR 1: 639 sq. ft. 59 m²
 EXCLUDED AREAS: FIREPLACE: 7 sq. ft. 1 m²



Map



DISCLAIMER: Whilst we try really hard to make our sales details accurate and reliable they should not be relied on as statements or representations of fact. They do not constitute part of an offer or contract. All measurements etc are approximations. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.