



**MITCHELLS
PROPERTIES**

INCORPORATING MITCHELLS SALES AND LETTINGS

Edwin Street, Kinning Park, Glasgow, G51 1ND

Offers Over
£135,000

Property At a Glance

****3D VIDEO TOUR AVAILABLE**** Mitchells Sales and Lettings are delight to offer for sale a beautiful two bedroom top floor red sandstone apartment that has undergone a complete refurbishment program to include complete redecoration new kitchen and showroom new carpets and floor coverings throughout - offering the incoming tenant a turn key property. Accommodation on offer comprises entrance hallway leading to all main apartments bright spacious front facing lounge, internal fitted kitchen with all appliances 2 double bedrooms both with fitted robes , and modern tiled shower room with gas power shower. gas central heating, double glazing. Edwin street is located just off Paisley Road West on the periphery of Plantation Park within an ever popular pocket of Kinning Park. Within easy reach to a vast host of excellent amenities as well as being enhanced by amazing public transport links in close proximity with both Kinning Park underground and Cessnock underground in easy walking distance. With amazing road links to the M8 and M77 and M74 is in close proximity, this property is perfectly located for access across the central belt. COUNCIL TAX BAND - B DATE OF ENTRY By arrangement. VIEWING By appointment with Mitchells Sales and Lettings Disclaimer for virtual viewings Some or all information pertaining to this property may have been provided solely by the vendor, and although we always make every effort to verify the information provided to us, we strongly advise you to make further enquiries before continuing. If you book a viewing or make an offer on a property that has had its valuation conducted virtually, you are doing so under the knowledge that this information may have been provided solely by the vendor, and that we may not have been able to access the premises to confirm the information or test any equipment. We therefore strongly advise you to make further enquiries before completing your purchase of the property to ensure you are happy with all the information provided. Mitchells Sales and Lettings use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. However, please feel free to contact our office using the links provided before arranging a viewing if there is any aspect of this property that is particularly important to you. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. We earn a commission from introducing third party services to you such as conveyancing, mortgages or insurance products.

Property Specifications

- Ideal Quality Student Accommodation
- Central Location
- Viewings strongly recommended
- Amazing public transport links
- Completely refurbished internally - Viewing a must register your interest now
- Bright Spacious Bay Windowed Lounge
- Modern kitchen
- 2 Double Bedrooms
- Modern Shower Room
- Gas central heating and double glazing
- Secure and well presented door entry system
- Freshly decorated throughout
- Presented to the market in Walk in Condition
- Further potential for further redevelopment into the attic plans available



information may not have been verified and further checks should be made either through your solicitor / conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider.

Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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