

2/1, 25 BEDFORD STREET
LAURIESTON, GLASGOW, G5 9RE

CURRAN & CO
PROPERTY



2/1, 25 BEDFORD STREET
LAURIESTON, GLASGOW, G5 9RE

OFFERS OVER £200,000



'2/1, 25 Bedford Street is an immaculately presented second floor flat situated within the popular Laurieston district in the Southside of Glasgow'

- Factored Residential Development
- Bright & Spacious Second Floor Accommodation
- Open Plan Living / Dining / Kitchen
- Two Spacious Double Bedrooms
- Upgraded Bathroom & En-suite
- Gas Central Heating & Double Glazing
- Immaculate & Move-in Condition Throughout
- Residents Parking with Allocated Space



Description

2/1, 25 Bedford Street is an immaculately presented, bright and spacious two bedroom second floor flat, which is finished to an exceptionally high standard throughout and boasts a private parking space and beautiful outlook across the landscaped communal grounds. Situated within the popular Laurieston district in the Southside of Glasgow, the property is a short walk from not only Glasgow City Centre but also the Southside 'hotspots' of Queen's Park and Shawlands. The area benefits from excellent local amenities and regular transport links via the Glasgow Subway, bus and rail stations.

Entered through the well-maintained entrance foyer and stair via a secure videophone entry system, the accommodation comprises: welcoming

entrance hall with storage cupboard; impressive open plan living/dining/kitchen with two Juliet balconies providing ample natural light; modern, fully fitted kitchen with base and wall mounted units and integrated oven, stainless steel extractor hood, ceramic hob, fridge/freezer, and freestanding washing machine; double bedroom 1 with fitted wardrobes and upgraded en-suite shower room; double bedroom 2 with birch wood framed fitted wardrobes; and contemporary, upgraded bathroom with shower over the bath.

Further benefits of this property include gas central heating with HIVE thermostat system, double glazing, NUAIRE Air recirculation system throughout, and newly installed engineered hard wood (oak) flooring throughout, with the exception of the tiled en-suite and

bathroom, and carpeted bedroom 1.

Externally there are manicured communal grounds and private residents parking with one allocated parking space.

Extras

Extras to be included in the sale are all fitted blinds, integrated kitchen appliances and the freestanding washing machine.

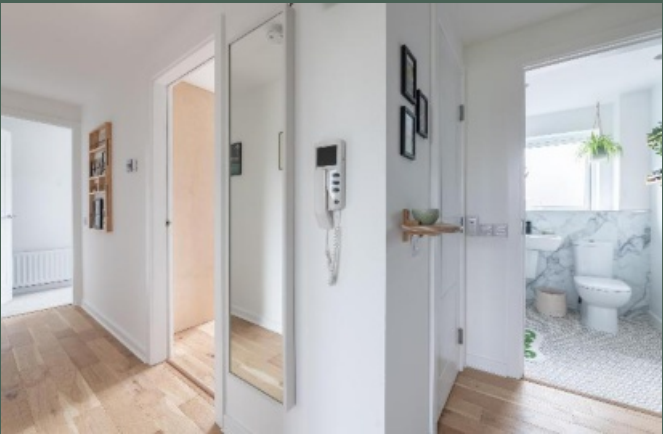
EPC Rating

The energy efficiency rating for this property is band B.

Council Tax

This property is subject to council tax band C.







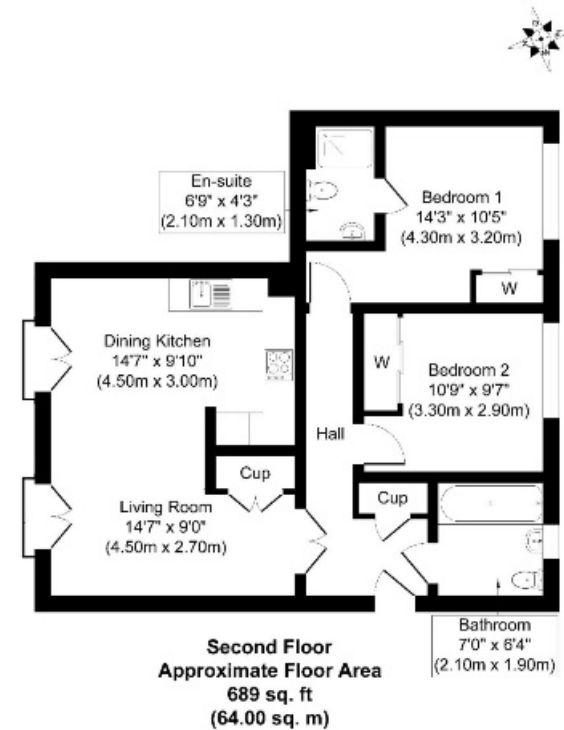
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.