



Clifford Street | | Glasgow | G51 1QB

Offers Over £150,000

**moving**

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Clifford Street.

An excellent two-bedroom recently upgraded first-floor flat, in fantastic walk-in condition.

**Property Description**  
This traditional two-bedroom flat in Ibrox offers accommodation all on one level. Located on the first floor with an open outlook to the front of the property.

The accommodation on offer extends to a welcoming entrance vestibule through to the reception hallway. The bright and airy bay window lounge is located at the front of the property, featuring original stained-glass windows complemented by secondary glazing. Open to the lounge is the modern kitchen, which boasts a range of floor and wall-mounted storage units and contrasting worktops. Two large double bedrooms with the master bedroom offering two walk-in storage cupboards. Finishing the accommodation is a modern family shower room featuring a double shower unit, WC, and basin. This area also features a small utility space for a washing machine, utilising every part of the room.

Further benefits include Gas Central Heating, Double Glazing to the rear, with original single-glazed units to the front, and secondary glazing providing enhanced soundproofing. There is also a private communal garden to the rear.

Ibrox itself offers a range of local amenities including supermarkets, shops, bars, restaurants and transport links. Regular bus and underground train services with both Ibrox and Cessnock underground stations within walking distance from the flat, allowing for an easy commute, giving access to Glasgow City Centre and the popular West End alike. It is within walking distance of the Pacific Quay Media Park, which houses BBC Scotland, STV, and other production companies, as well as the Glasgow Science Centre. The opening of the Clyde Arc provides a road connection to the other side of the River Clyde.

The M8, M77 and M74 motorway network is also close by leading to Loch Lomond, Glasgow International Airport, Glasgow City Centre as well as other outlying pockets.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

Please refer to the sellers commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the property can be found here.

