



Flat 2/2  
198 Copland Road  
Ibrox, Glasgow  
G51 2UU



2



1



1

Please contact us for  
more information:

0141 483 8325  
[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk)



## Summary

This traditional second-floor flat is a large two-bedroom (plus box room) residence which has a highly desirable location in Ibrox. It is close to excellent amenities, restaurants, bars, and cafés, as well as transport links and schools. Furthermore, the home offers all the appeal of period architecture, including generously proportioned rooms with high ceilings and characterful period details. Whilst it requires refurbishment, it remains an outstanding opportunity for a wide range of buyers seeking accommodation in a very popular area.

Please note, No warranties or guarantees shall be provided in relation to any of the services, moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

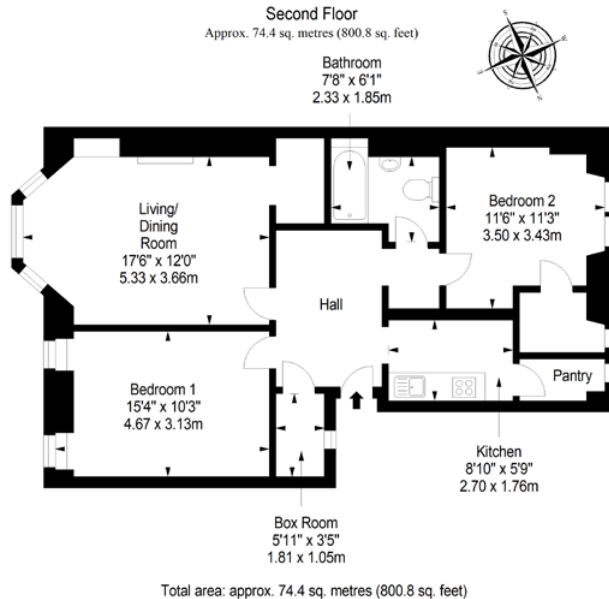
---

## Features

- A bright and spacious second-floor flat
- Part of a traditional tenement building
- Situated in the sought-after Ibrox area
- Secure telephone-entry system
- Broad entrance hall
- Living/dining room with a bay window
- Fitted kitchen with an adjacent pantry
- Two double bedrooms (one with built-in wardrobe)
- Versatile box room for creative use
- Bathroom with three-piece suite
- Communal back garden
- Unrestricted on-street parking
- Electric heating and traditional sash windows



## Floorplan



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU  
0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)

### Glasgow

193 Bath Street, Glasgow, G2 4HU  
0141 483 8325  
[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk)

ēspc rightmove  Zoopla.co.uk

EPC Rating - E | Council tax band - B | Home report Value - £100,000

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.