



OFFERS OVER

**£139,000**

**London Drive**  
Glasgow, G32 8WX



## PROPERTY SUMMARY

\*\*\*CLOSING DATE FRIDAY 25TH APRIL @ 12PM\*\*\* Conveniently located close to Mount Vernon train station and the M74 road network is this attractive modern two-bedroom ground floor flat. Completely refurbished by the current owner the spacious accommodation has been finished to an exceptionally high standard.

The bright and airy layout of rooms comprises; reception hallway with storage, substantial front facing lounge with dining area, storage cupboard, and flooded with light from the South facing aspect, and modern breakfasting style fitted kitchen with integrated oven, hob, hood, and dishwasher.

The generous master bedroom benefits from fitted wardrobes, and a modern three-piece shower room. Completing the accommodation is a second good sized bedroom and a modern three-piece shower room.

This immaculately presented flat further benefits from gas central heating, double glazing,, private parking, and communal well-maintained grounds.

2



2



1



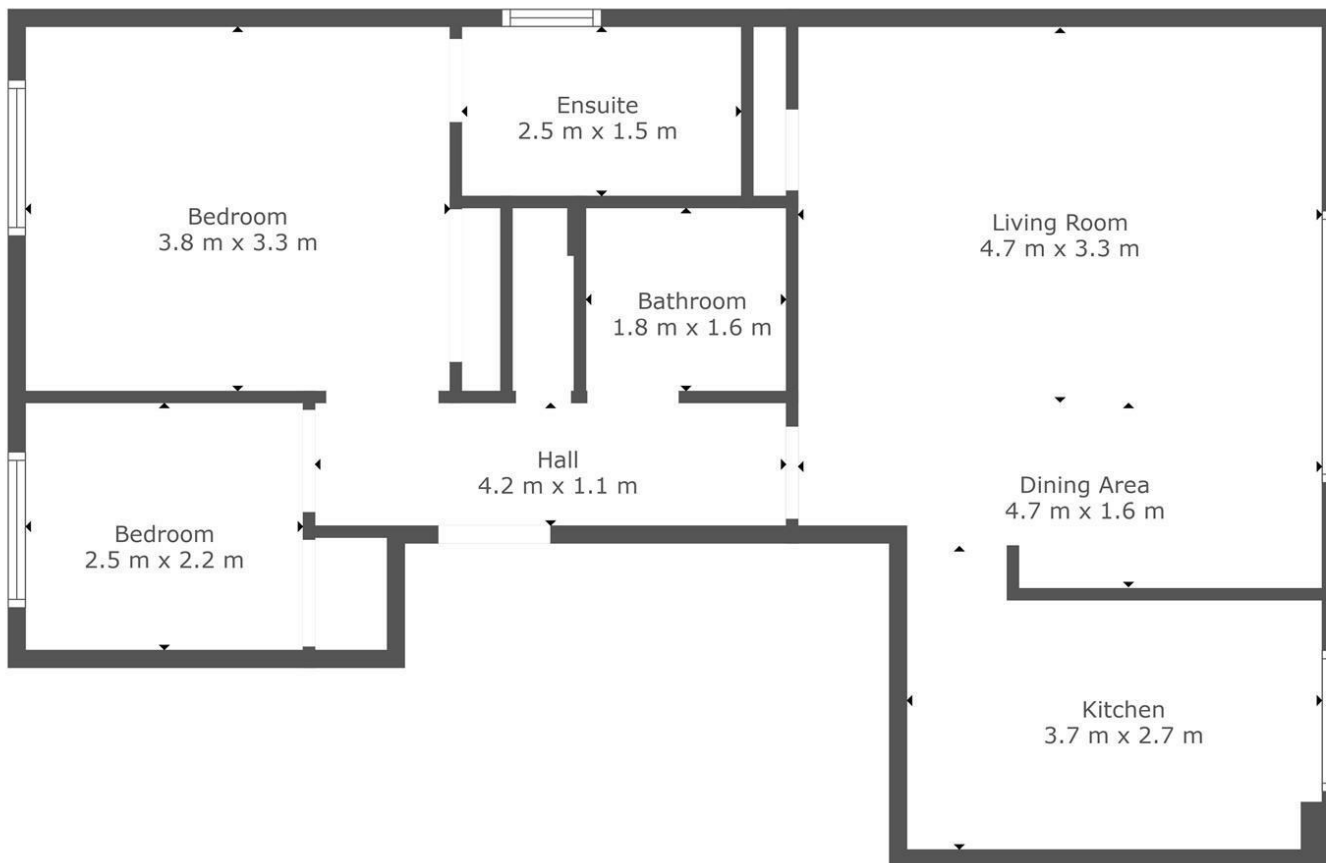












**TOTAL: 66 m<sup>2</sup>**  
FLOOR 1: 66 m<sup>2</sup>

This Floorplan Is Intended To Give An Indication Of The Layout Only.

## LOCAL AUTHORITY

South Lanarkshire

## TENURE

Freehold

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**cruive**  
ESTATE AGENTS

## OFFICE ADDRESS

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## OFFICE DETAILS

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