



eruive
ESTATE AGENTS

OFFERS OVER

£135,000

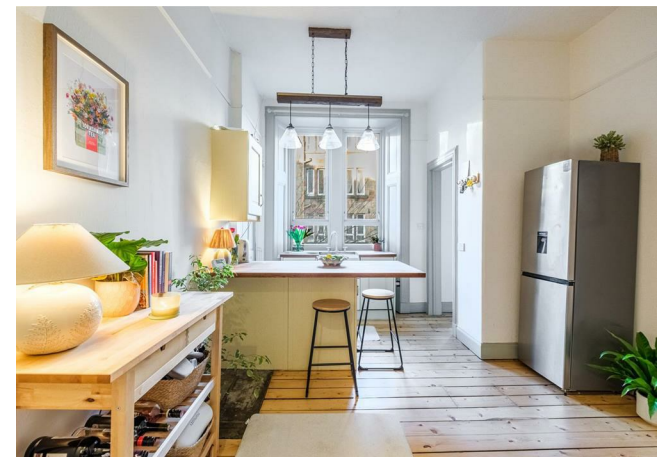
Merrick Gardens
Glasgow, G51 2TN

PROPERTY SUMMARY

This beautiful first floor flat is presented to the market in truly walk-in condition. Evidently well-loved and cared for by the current owners, this lovely property offers an excellent opportunity to acquire a home of this calibre within a vibrant and flourishing neighbourhood forming part of Glasgow's cosmopolitan Southside. With a pleasant tree-lined outlook, a wealth of period charm, and a convenient position close to Ibrox Subway station and BBC and STV studios, this traditional Victorian sandstone flat is sure to impress.

Comprising shared entrance with secure entrance, entrance vestibule, immediately impressive and welcoming reception hallway complete with convenient storage/cloaks cupboard off. The generous formal lounge enjoys a fantastic orientation with a bay window enjoying the best of the leafy outlook. This beautiful apartment retains much of its original character and charm to include impressive, detailed cornicing & centre rose, traditional skirtings, door surrounds, feature focal point fireplace, display shelving and exposed sanded floorboards.

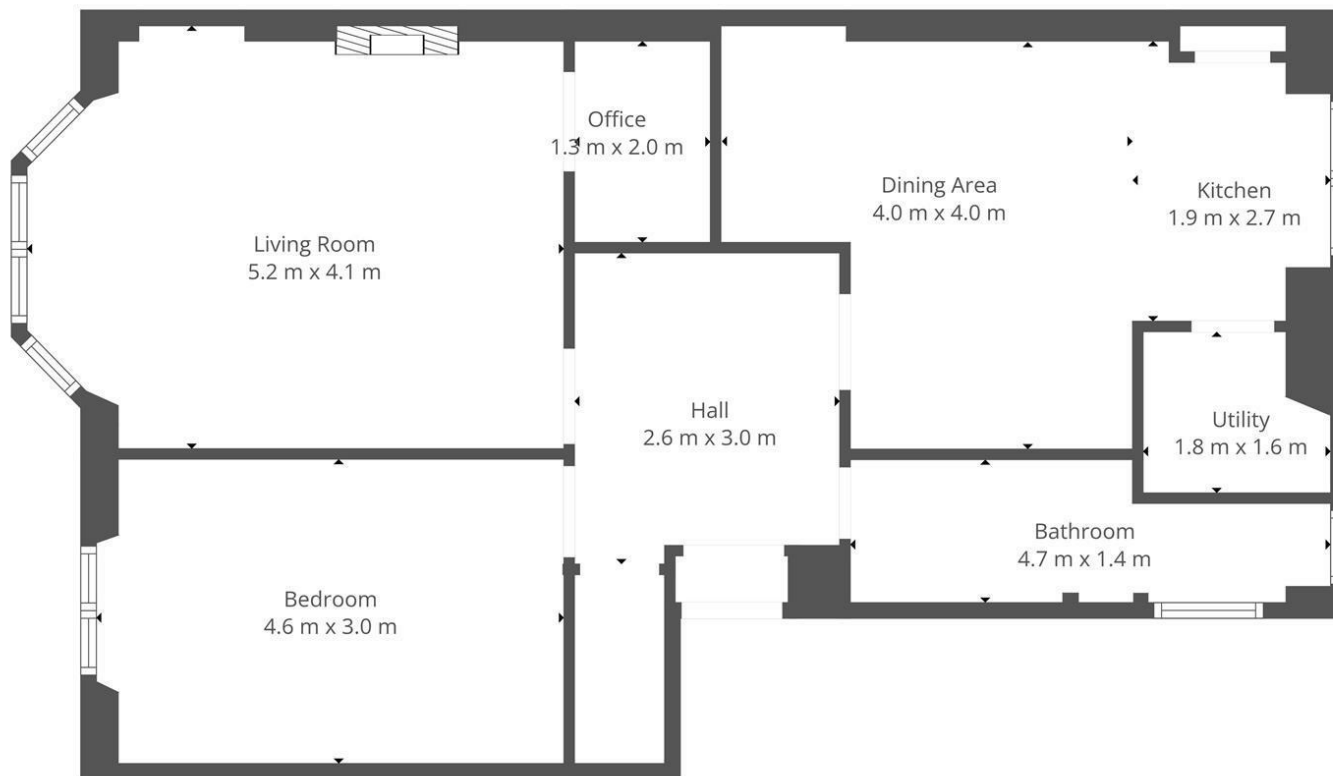
The accommodation continues with a bespoke fitted dining style kitchen, a well-appointed double bedroom, and a three-piece bathroom with stunning freestanding roll-top bathtub with over bath shower. The property further benefits











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



LOCAL AUTHORITY

Glasgow City

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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

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