



Copland Road | | Glasgow | G51 2UU

Offers Over £135,000

**moving**

ESTATE AGENTS



Moving Estate Agents are delighted to welcome to the market Copland Road .

An immediately impressive traditional red sandstone fronted, two-bedroom, top floor flat, in true walk in condition.

#### Property Description

This fantastic top floor flat in the Ibrox area of Glasgow, offers excellent accommodation all on one level.

From the secure entry door of the block, you enter the communal hallway taking the stairs you arrive at the flat on the top floor. On entering the flat to the welcoming reception hall, you will have access to all rooms. To the front of the property is the bright and spacious lounge benefitting from a large bay window giving lots of natural light due to the open outlooks. The kitchen is semi open plan to the lounge and sits to rear of the lounge and has a range of floor and wall mounted units with contrasting work tops. The bathroom has a three piece suite with shower over bath and tiled splash-back. Completing the property is two tastefully decorated double bedrooms with the master having its own en-suite.

The property further benefits from Gas Central Heating, Double Glazing and well-kept communal rear gardens.

Copland Road itself provides an array of local amenities. Including supermarkets, shops, bars, restaurants and transport links. Within walking distance is the popular Bellahouston Park, with its family friendly play areas and naturalistic walks. The property sits within the catchment area for highly regarded local schooling in both junior and senior levels.

Copland Road itself is in walking distance to Ibrox underground giving access to Glasgow City Centre and Glasgow's West End. The M74, M73, M77 and M8 motorway network is also close by leading to Glasgow International Airport, Glasgow City Centre as well as other nearby locations.

Please refer to the sellers commissioned professional Home Report for further information. 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.

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.

