



12 Royston Square, Glasgow, G21 2QP

Offers Over £65,000

- Ground Floor flat with Main Door Access
- Move in Condition
- Well presented kitchen and shower room
- Well presented Communal gardens
- Double sized bedroom
- EER Band C
- Shared drying area
- Bright and spacious lounge

12 Royston Square, Glasgow G21 2QP

Set within this rarely available pocket of Royston is this one bedroom ground floor flat, which offers well proportioned accommodation with main door access and immaculately presented communal garden grounds. The flat will make a great investment for a first time buyer, downsizer or buy to let investor.



Council Tax Band:

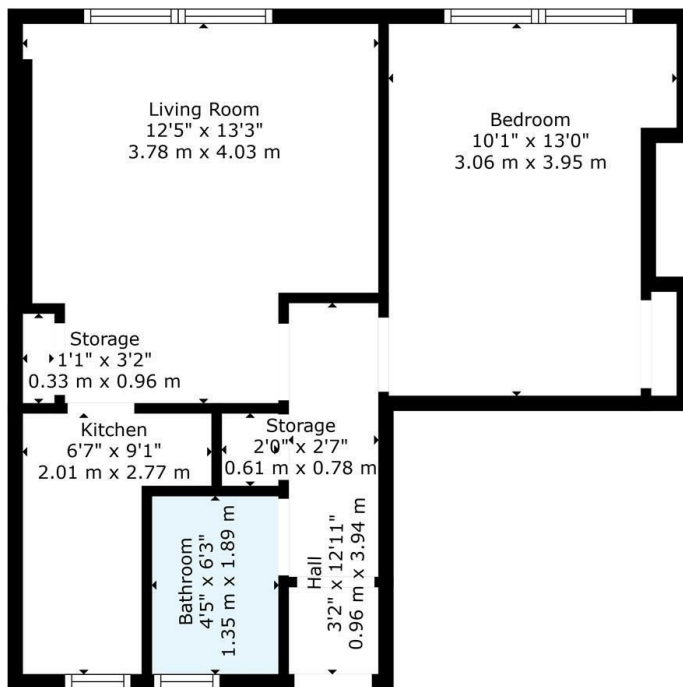


The accommodation comprises, main door access into the entrance hallway, there is a spacious lounge overlooking the front of the property with the well equipped fitted kitchen located off the lounge to the rear. The double sized bedroom is positioned adjacent to the lounge also overlooking the front of the property. There is a fully tiled shower room positioned off the hallway on entering the property, which completes the internal accommodation. Further benefits include gas central heating and double glazed windows. Ample storage cupboards are provided.

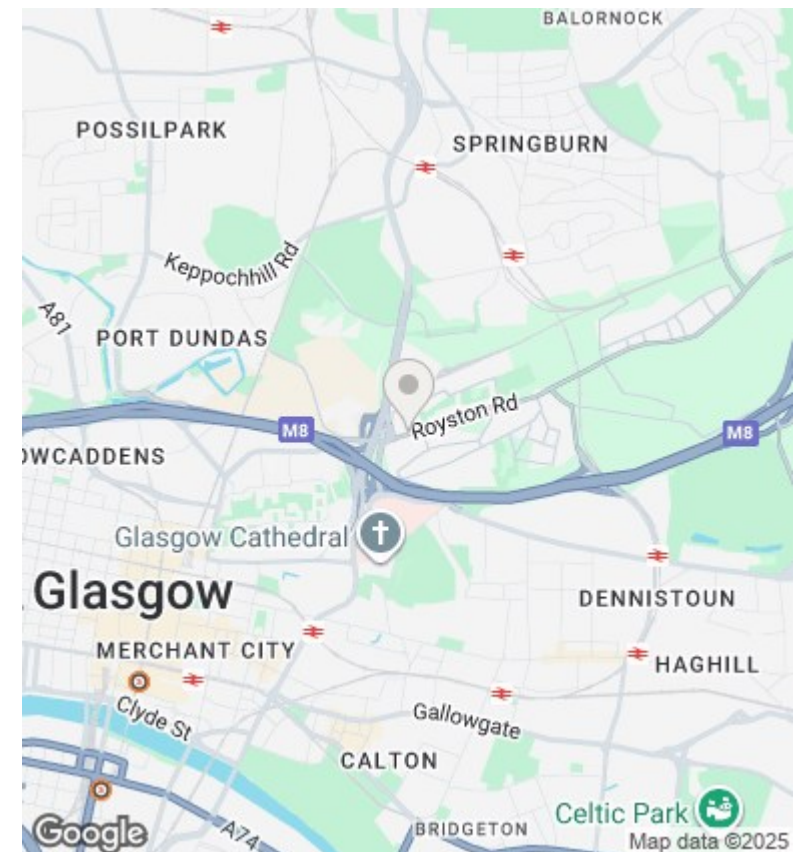
There are attractive communal garden grounds to the rear, with shared drying facilities. Early viewing is advised.







TOTAL: 401 sq. ft, 37 m²
FLOOR 1: 401 sq. ft, 37 m²
EXCLUDED AREAS: STORAGE: 9 sq. ft, 0 m², WALLS: 45 sq. ft, 4 m²
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		