



**Flat 8 Castlemilk Road, Glasgow G44 4LE**

**welcome to**

## **Flat 8 Castlemilk Road, Glasgow**

- Modern Stunning Top Floor Flat
- Stunning Lounge With Views
- Modern Open Plan Kitchen
- Two Good Sized Bedrooms
- New En-Suite Shower Room

Tenure: Freehold EPC Rating: B

offers over

**£135,000**

A simply stunning third floor flat set in a highly popular area just off Kings Park Avenue in a sought after and convenient location, only a short walk from Croftfoot train station.

Upgraded to a high standard and in true walk in condition this fine flat is a credit to its current owner and early viewing is highly recommended in order to appreciate the quality, standard and style of accommodation on offer.

Offering bright and airy accommodation the spacious interior offers welcoming entrance hallway, a stunning bright spacious lounge with open plan modern fitted kitchen which has a range of base and wall mounted storage units, two good sized bedrooms (master en suite) and modern family bathroom.

The property features a system of gas central heating and double glazed window units whilst a neutral decorative theme is in place throughout.

Externally the property has on street parking, allocated parking space and security entry system.

Located within this established and convenient locale the property is well placed for local shops catering for day to day requirements. Excellent public transport links are available close by which provide fast commuter access to Glasgow city centre and nearby destinations.

Offering an excellent opportunity for young and old alike early viewing is advised.

### **Entrance Hallway**

### **Lounge / Open Plan Kitchen**

22' 8" Max x 13' 9" Max ( 6.91m Max x 4.19m Max )

### **Bedroom One**

16' 2" Max x 9' 8" ( 4.93m Max x 2.95m )

### **En-Suite**

### **Bedroom Two**

16' 2" Max x 8' 6" Max ( 4.93m Max x 2.59m Max )

### **Bathroom**

9' 5" x 5' 7" ( 2.87m x 1.70m )

**view this property online** [allenandharris.co.uk/Property/BSD108556](http://allenandharris.co.uk/Property/BSD108556)



#### **Property Ref:**

BSD108556 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**0141 613 3992**



[Burnside@allenandharris.co.uk](mailto:Burnside@allenandharris.co.uk)



240 Stonelaw Road, Rutherglen, GLASGOW,  
Lanarkshire, G73 3SA



[allenandharris.co.uk](http://allenandharris.co.uk)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [allenandharris.co.uk/Property/BSD108556](http://allenandharris.co.uk/Property/BSD108556)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

**Property Ref:**  
BSD108556 - 0002

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**0141 613 3992**



[Burnside@allenandharris.co.uk](mailto:Burnside@allenandharris.co.uk)



240 Stonelaw Road, Rutherglen, GLASGOW,  
Lanarkshire, G73 3SA



**[allenandharris.co.uk](http://allenandharris.co.uk)**