



**Glenacre Street, Glasgow G45 9DF**

## welcome to Glenacre Street, Glasgow

- Second Floor Flat
- Spacious Lounge with Balcony
- Fitted Kitchen
- Family Bathroom
- Secured Close Entrance

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

offers over  
**£65,000**

Enjoying a prime position within this central and convenient location, this second floor flat is presented to the market with generously proportioned accommodation of a versatile layout.

The accommodation comprises of entrance hallway, spacious lounge / dining area, kitchen which has a range of base and wall mounted units, two double bedrooms and bathroom.

The property further benefits from gas central heating and on street parking.

Located within this extremely popular and convenient locale this property is well placed for a host of local amenities including shops and supermarkets. The area benefits from ease of access to Glasgow city centre which incorporates a more diverse range of facilities. Access paths onto the M8 motorway network which connects to the central belt and to Glasgow Airport are available within a respectable five minutes drive.

### Living Room

16' 7" x 12' 3" ( 5.05m x 3.73m )

### Kitchen

10' 1" x 8' 9" ( 3.07m x 2.67m )

### Bedroom 1

12' 1" x 12' 3" ( 3.68m x 3.73m )

### Bedroom 2

10' 9" x 10' 7" ( 3.28m x 3.23m )

### Bathroom

10' 7" x 4' 8" ( 3.23m x 1.42m )

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**Property Ref:**  
BSD108890 - 0004

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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)

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