









welcome to

Flat 0/1 Raithburn Avenue, Glasgow

- Two generous double bedrooms
- Spacious and bright lounge
- Modern bathroom
- Secure entry system
- Ground floor position easy access

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£85,000

Ideal for buy-to-let investors or first-time buyers, this well-presented twobedroom ground floor flat offers spacious and comfortable living in a convenient location.

The property features a bright and generously sized lounge, a modern bathroom, and two well-proportioned bedrooms, providing flexible accommodation for a variety of needs. The flat benefits from a secure entry system, ensuring peace of mind and added security.

Externally, there is a private front garden-perfect for enjoying some outdoor space-as well as access to a communal rear area for shared use.

This is a fantastic opportunity to acquire a low-maintenance property with strong rental potential in a popular residential area.

Living Room

17' 2" x 11' (5.23m x 3.35m)

Kitchen

11' 1" x 6' 2" (3.38m x 1.88m)

Bedroom 1

13' 7" x 11' 4" (4.14m x 3.45m)

Bedroom 2

11' 5" x 9' 8" max (3.48m x 2.95m max)

Shower Room

11' 6" x 4' 3" (3.51m x 1.30m)

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Property Ref:BSD108935 - 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.





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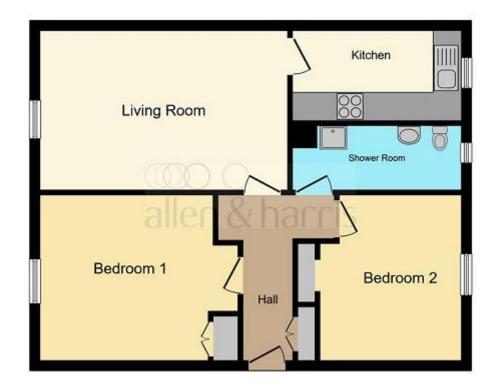


240 Stonelaw Road, Rutherglen, GLASGOW, Lanarkshire, G73 3SA



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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

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