



Flat 0/1 Raithburn Avenue, Glasgow G45 9RL

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 two-bedroom 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

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Allen & Harris Scotland 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.



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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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