

property details **approval form**

2/3 23 Queen Elizabeth Gardens, Glasgow, Lanarkshire, Scotland, G5 0UJ

Date: 12 March 2025

Property Ref and Version: SHA111689 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Allen & Harris office: 183 Kilmarnock Road, GLASGOW, Lanarkshire, G41 3JE

T 0141 649 9011 **E** Shawlands@allenandharris.co.uk

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>> **price**

offers over £220,000

Tenure: Freehold

>> **key features**

- > Stunning, modern second floor flat
- > Lounge open plan to kitchen
- > Large balcony off lounge and master bedroom
- > GCH & DG
- > Security Entry
- > Lift access
- > EPC Rating: B

>> **short description**

A stunning modern second floor flat with accommodation comprising hallway, large lounge open plan to dining area, large balcony, two double bedrooms with master en suite shower room and additional large balcony. Family bathroom. GCH & DG. Security entry. Off street parking. Lift access.

>> **long description**

Presented to the market in excellent order throughout, this desirable property occupies a prime position with pleasant open views. The well proportioned accommodation extends to welcoming reception hall, feature bright dining lounge open plan to modern kitchen, with access to large balcony. There are two double bedrooms with master en suite shower room. Access from master to additional large balcony. Family bathroom. Off street parking. Lift access.

The property is further enhanced by a system of gas central heating and double glazing. Offering an excellent opportunity for the discerning purchaser, viewing is essential in order to appreciate the size and style contained within this desirable home.

Forming part of the New Gorbals regeneration scheme, this occupies a convenient location on the outskirts of Glasgow city centre. The development offers a range of facilities catering for day to day requirements. The area offers excellent public transport links providing fast commuter access to Glasgow city centre, West End and beyond. Access to the M77/M8 motorway networks is within 5 minutes drive.

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>> **directions**

>> **Agent Note**

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>> room description

Lounge/Dining/Kitchen

22' 8" x 16' 7" (6.91m x 5.05m)

Bedroom One

12' 8" max x 9' 8" max (3.86m max x 2.95m max)

En Suite

10' 7" max x 3' 9" max (3.23m max x 1.14m max)

Bedroom Two

10' 7" x 10' 2" (3.23m x 3.10m)

Bathroom

7' 2" x 5' 5" (2.18m x 1.65m)

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>> **property images**



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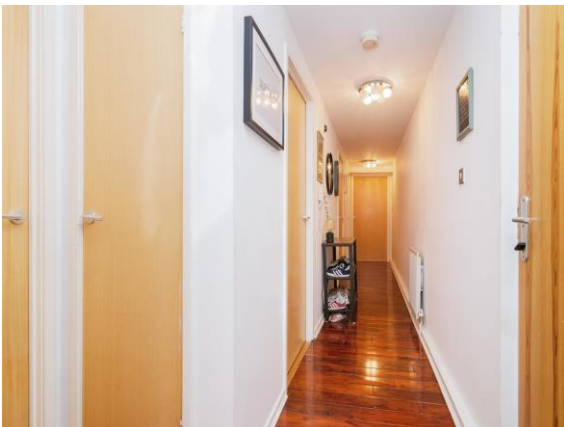
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>> floor plan



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

>> approval

	Signature	Date
Joe Menzies		
Mr F. Yule		