



3/1 61 West Muir Street, Glasgow, G31 5LE



**3/1 61 WEST MUIR STREET GLASGOW G31 5EL
CASH BUYERS ONLY IN NEED OF RENOVATION
WORKS**

Choice Properties bring to the market this traditional built 1 bedroom upper flat that is in need of renovation works.

The spacious accommodation on offer comprises an entrance hallway, kitchen open plan to the lounge area large double bedroom and bathroom .

This property benefits from communal gardens and security entry.

This property is an Ideal development or buy to let opportunity Local amenities and good road and public transport service links are close by.

ACCOMMODATION:-

HALLWAY

8`3" x 7`7" (2.51m x 3.30m) approx

This traditional built property is entered via a secure door entry system to a communal hallway that takes you into the apartment

The hallway is entered from the communal hallway via a wood door. The entry system phone is housed here and there is a large walk in storage cupboard.

The lounge, kitchen, bathroom and bedroom are accessed from the hallway.

KITCHEN OPEN PLAN TO LOUNGE

18`2" x 15`4" (5.53m x 4.66m) at widest point approx

This good sized rear facing room is open plan to the kitchen and lounge. There are 2 x windows, power points and ceiling lights.

BEDROOM

16`4" x 10`7" (4.96m x 3.23m) approx

Accessed from the hallway is this good sized front facing bedroom with a bay window. There is a storage cupboard, power points, BT point and ceiling light.

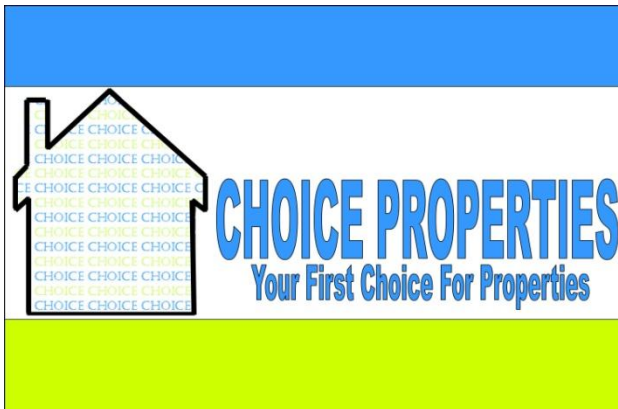
BATHROOM

5`5" x 5`3" (1.65m x 1.60m) approx

Accessed from the hallway via a wood door is the bathroom that comprises of a bath, wash basin and room for a WC.

THIS PROPERTY IS IN NEED OF RENOVATION WORKS, FOR FURTHER INFORMATION PLEASE CONTACT THE OFFICE ON 01563 579 075

THERE ARE NO GUARANTEES WITH THIS PROPERTY



These property details are set out as a general outline only and do not constitute any part of an Offer or Contract.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only

Any error, omission, or misstatement in any part of this schedule shall not entitle the purchaser(s) or vendor(s) to entitlement to compensation or damages, nor in circumstances to give either party any cause for action. The selling agents have not tested services, equipment or fittings and are therefore unable to comment on their condition. Potential buyers are requested to contact their solicitor or surveyor if further clarification is required.

Offers must be submitted in Scottish legal form to the sole selling agents. Formal note of interest should be registered prior to offering. A closing date will only be notified to parties who have registered interest through their solicitors. The seller reserves the right to accept any offer at any time

Viewings: - Strictly by appointment through:-

Choice Properties

Office 01563 579 075

Mobile 07707 399 714