





Modern 1-Bed Ground Floor Flat - West End Location

This well-presented ground floor flat offers a stylish home in a sought-after West End spot, close to local amenities and great transport links.

**Property Highlights:** 

Bright front-facing lounge with dual aspect windows

Modern dining kitchen with maple-style units, marble-effect worktops & integrated appliances (oven, hob, extractor, dishwasher & fridge-freezer)

Spacious double bedroom

Bathroom with 3-piece suite & chrome shower

Gas central heating & double glazing

Security entry system + handy storage cupboards

Perfect for singles or couples, this flat combines comfort, convenience, and modern style in one great package.

Applications are subject to financial criteria checks.

LLR: 122998/280/21210

LARN1901039



**Entrance Hallway** 

Lounge

4.32m x 4.65m (14'2 x 15'3)

Kitchen

2.79m x 4.19m (9'02 x 13'09)

Bedroom

3.07m x 3.94m (10'01 x 12'11)

Bathroom

2.39m x 1.75m (7'10 x 5'09)







## **Agents Notes:**

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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## Require a solicitor?

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