

1-4-SALE



85B BUDHILL AVENUE, BUDHILL, GLASGOW, G32 0PG

OFFERS OVER £80,000





This delightful ground floor property combines comfort, style, and convenience, making it the perfect place to call home. Whether you're looking for a cosy family residence or a sound investment, this flat on Budhill Avenue ticks all the boxes.

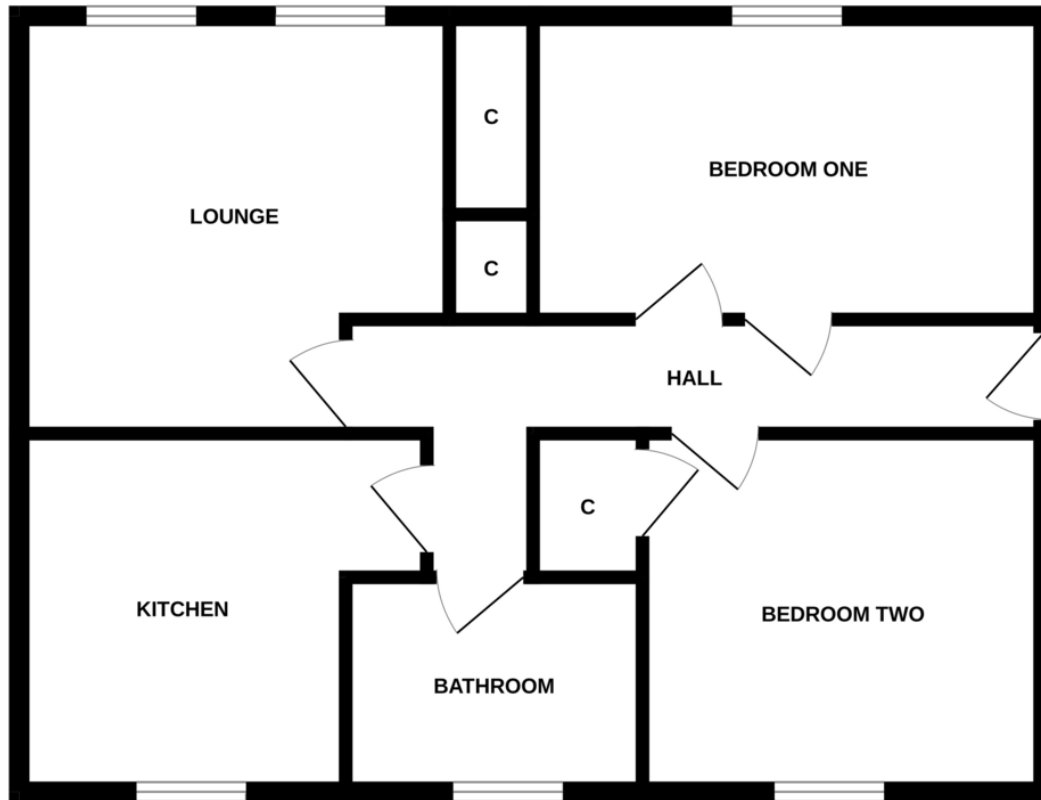
The accommodation boasts a spacious lounge area, fully equipped kitchen with ample counter top space, two generously sized double bedrooms and modern bathroom with shower overhead. Further attributes include gas central heating, convenient off street parking and well maintained communal gardens to the front and rear.

Budhill is a vibrant and welcoming area in the East End of Glasgow, known for its friendly community, excellent amenities, and convenient location. The neighbourhood is well-served by a range of local shops, supermarkets, and boutiques, ensuring you have everything you need within easy reach. For more extensive shopping, the nearby Forge Shopping Centre offers a wide array of retail options. The area is home to several reputable schools and nurseries, making it a great place for families with children, with Tollcross Park also on your doorstep. Regular bus and rail services connect the area to Glasgow city centre and beyond, making commuting hassle-free.

Discover the potential of this fantastic home on Budhill Avenue – schedule your visit today!



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

104 Bellgrove Street, Dennistoun,
Glasgow, Lanarkshire, G31 1AA

www.1-4-sale.co.uk
enquiries@1-2-let.co.uk
0141 550 8888

Mon – Thurs: 9am – 8pm
Fri: 9am – 5.30pm
Sat: 10am – 1pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.