



**SOLICITORS & ESTATE AGENTS**



**TOP FLOOR APARTMENT  
3/1, 181 COPLAND ROAD, IBROX G51 2UW  
Offers Over £129,995**





## VIEWING

By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.



## Description

---

Stunning and unquestionably the most stylish home available within the district, viewing of this fabulous TOP FLOOR APARTMENT will not disappoint. Situated within a traditional red sandstone building, the property has been extensively improved to the highest standard and specification offering a contemporary specification whilst enhancing original features. The property has been decorated throughout with contemporary and contrasting colours.

Security controlled access onto entrance, immediately impressive 16'3 broad reception hall with black and white "chess board" large ceramic tiled floor finish, deep walk-in storage cupboard, fabulous 17'3 period style bay window lounge with varnished floor finish, generous double bedroom, home office/study with access from the hall, professionally designed and fully fitted dining kitchen comprising floor and wall mounted grey wood veneer fronted units with solid oak work tops, inset Belfast sink and integrated oven, hob and dishwasher, twin window to rear with built-in seating with storage below, metro tiled splash back around preparation area and large tiled floor finish, utility room with window to rear, modern fitted bathroom comprising three piece white suite with thermostatic mixer shower above bath, original dado panelling with metro tiles above and large floor tiles.

The specification is further enhanced by gas central heating and double glazing. Retained original features include ornate cornicing, restored and varnished floor finish to the lounge and bedroom.

The property is situated nearby Ibrox Underground and a short walk to Edmiston Drive with excellent shopping and public road transport providing a short commute to the City Centre, it is also convenient for access to a large Asda a few minutes away in addition to the Queen Elizabeth University Hospital and access to the motorway.

## EPC Rating

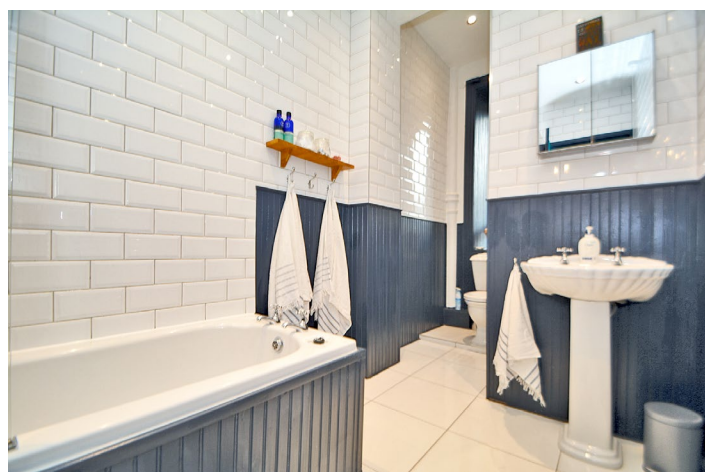
---

D

## Measurements

---

RECEPTION HALL	16'3 (4.96m) x 7'7 (2.32m)
LOUNGE	17'3 (5.26m) x 12'3 (3.66m)
BEDROOM	14'11 (4.54m) x 9'11 (3.03m)
KITCHEN	15'0 (4.57m) x 10'11 (3.33m)
UTILITY	6'1 (1.86m) x 4'2 (1.27m)
STUDY/OFFICE	7'10 (2.40m) x 5'10 (1.79m)
BATHROOM	15'4 (4.70m) x 5'8 (1.73m)
STORE	6'6 (2.00m) x 3'2 (0.98m)



## VIEWING

By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.



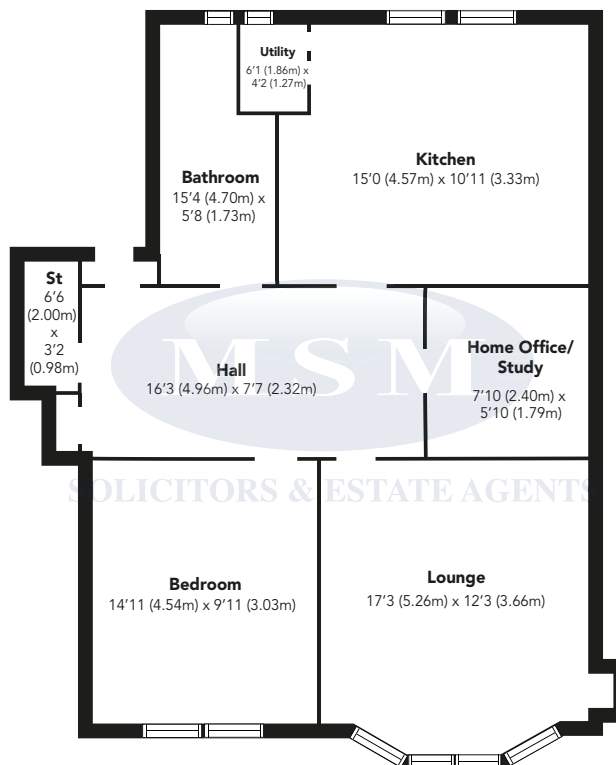
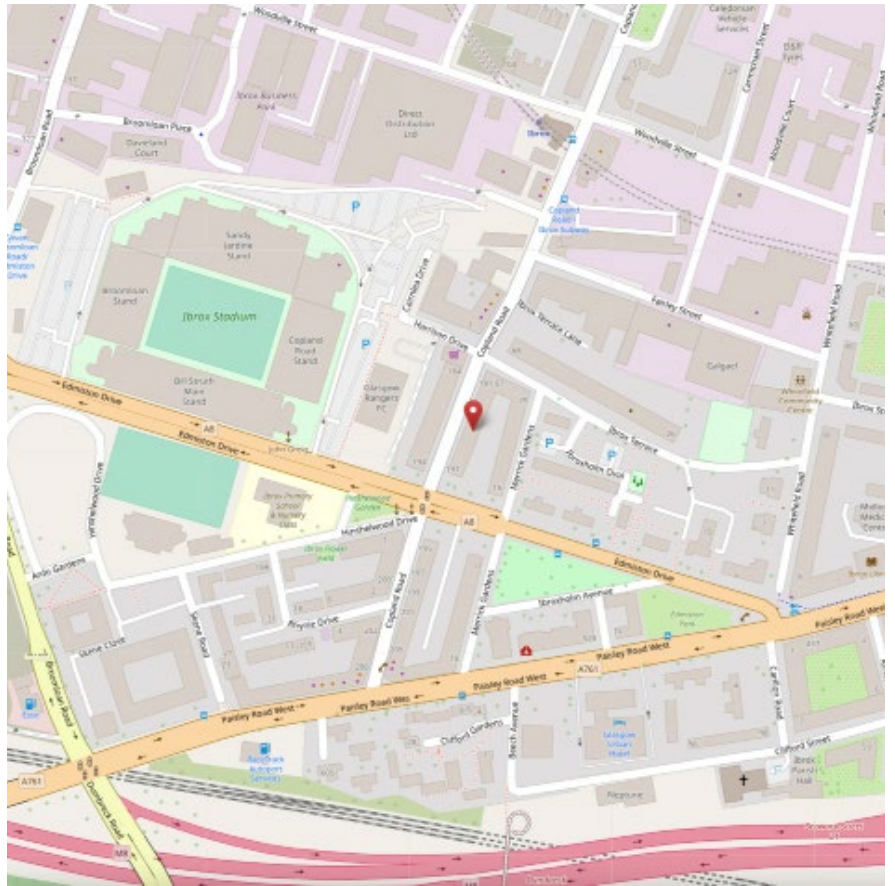
## Travel Directions

Travelling east along Edmiston Drive from the roundabout at the junction with Helen Street, continue straight ahead at the next roundabout and past Ibrox Stadium on left, turning left at the traffic lights onto Copland Road and number 181 is on right immediately before Ibrox Terrace on right.

## Viewing

By appointment with MSM Solicitors & Estate Agents, 0141 339 5252.

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



Floorplans are indicative only - not to scale  
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.