



**SOLICITORS & ESTATE AGENTS**



**Second Floor Flat**  
**Flat 2/2, 176 Main Street, Bridgeton, Glasgow G40 1JU**  
**Offers Over £99,000**



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



## Description

This well proportioned second floor flat at 176 Main Street, Bridgeton, is set within a traditional red brick block of flats and is brought to the market at offers over £99,000. The property benefits from a well maintained communal close with secure door entry system and is presented in good condition throughout. Internally, the flat features a welcoming hallway with useful storage cupboards and access to all main apartments. The bright and spacious lounge enjoys a large window that fills the room with natural light. The modern kitchen is fitted with sleek white units with contrasting wood effect worktops, and space for appliances, offering a clean and functional layout.

There are two good sized bedrooms. The main bedroom has built in fitted wardrobes with ample space for furniture with the second bedroom also benefitting from having a single wardrobe. The well-appointed fully tiled bathroom has a white three piece suite and electric overhead shower. The property is fitted with electric heating throughout and UPVC double glazing. Further advantages include access to communal garden grounds and private residential parking to the rear, enhancing both convenience and appeal.

Bridgeton is a vibrant and well connected area in Glasgow's East End offering a range of local amenities including shops, cafes, and supermarkets nearby. Excellent transport links are available in the area with Bridgeton Train Station being just a short walk away. There is also a frequent bus services and road connections to the city centre and beyond. Glasgow Green and the People's Palace are also just a short walk away providing a green open space and cultural attractions. Strathclyde and Glasgow Caledonian Universities are also within easy reach as is the city centre.

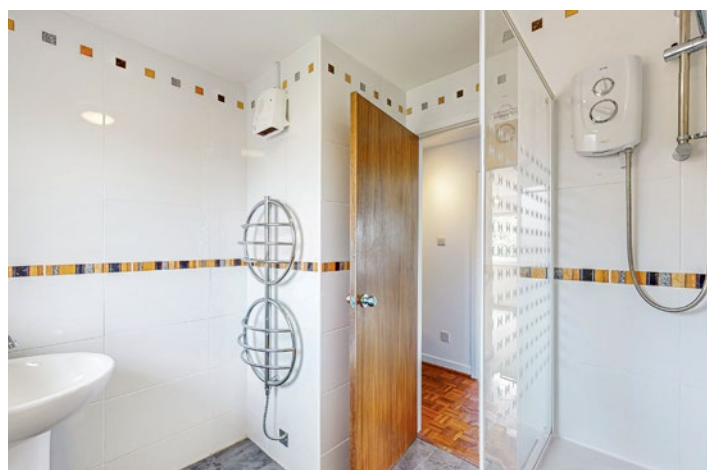
This property is ideally suited to first-time buyers, professionals, or investors seeking a well-located home.

## EPC Rating

C

## Measurements

Lounge/Dining/ Room	16'3 (4.94m) x 11'6 (3.51m)
Kitchen	7'10 (2.40m) x 8'10 (2.69m)
Hall	3'7 (1.09m) x 13'8 (4.17m)
Bedroom 1	12'10 (3.91m) x 9'8 (2.95m)
Bedroom 2	12'10 (3.91m) x 6'3 (1.90m)
Bathroom	7'5 (2.25m) x 7'10 (2.38m)
Store	7'5 (2.25m) x 3'3 (1m)



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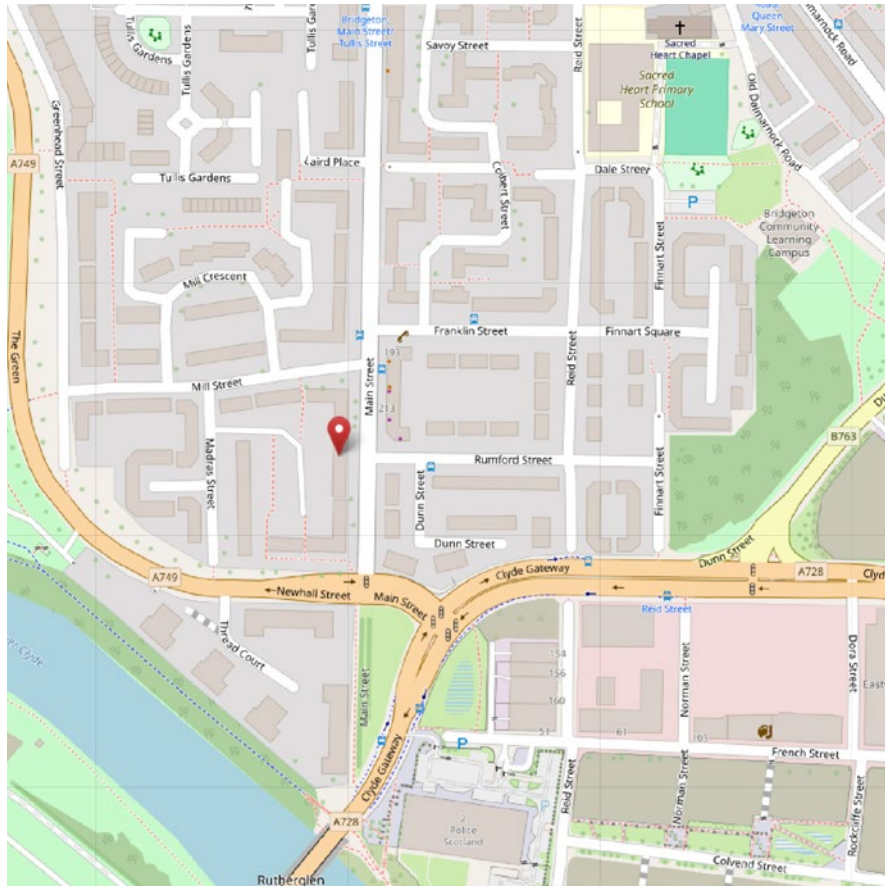


## Travel Directions

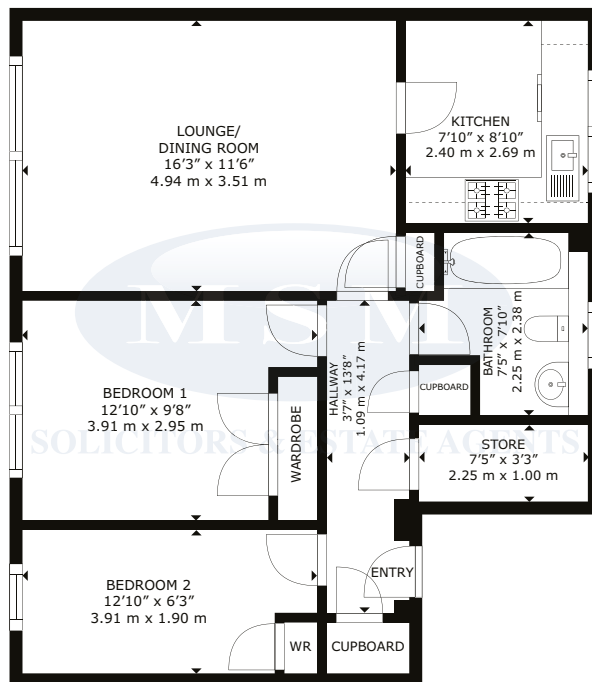
From MSM, 2 Bridgeton Cross, Glasgow G40 1BW head southeast on Bridgeton Cross toward Main Street/A74. At the mini-roundabout, turn left onto Main Street (A74). Continue straight on Main Street for about 0.1 miles—pass the corner of Glasgow Green on your right. Look out for 176 Main Street, a red sandstone tenement just past the junction with Watt Street. Enter the communal close, and take the stairs to the second floor, your flat is number 2/2.

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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.



GROSS INTERNAL AREA  
FLOOR PLAN: 635 sq. ft., 59 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
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.

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Telephone 0141 339 5252, Fax 0141 339 4617

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