



The opportunity has arisen to purchase this fantastic LOWER QUARTER VILLA which is presented to the market in walk-in condition and provides great family accommodation. Private gardens. Gas central heating and double glazing throughout.

77 LANGRIG ROAD, GLASGOW G21 4XS

Offers Over: £90,000

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Entrance porch leading to hallway which gives access to all accommodation and hosts storage. Spacious lounge to the rear of the property consisting of a large window which gives the room a bright natural light. Modern fitted kitchen accessed from the lounge comprising an integrated electric hob with hood over and an integrated electric oven and grill. There is a variety of wall and floor units providing ample work and storage space. Storage cupboard which houses the boiler. Access to rear gardens.

Stylish bathroom with w.c., wash hand basin and bath with shower over.

The property benefits from two good-sized double bedrooms with bedroom one hosting built-in sliding wardrobes and a cupboard with storage shelves.

Early viewing is highly recommended.

ACCOMMODATION

Lounge - 4.12m(13'5")x3.78m(12'4")approx.

Kitchen - 4.15m(13'6")x1.75m(5'7")approx.

Bedroom one - 3.83m(12'5")x3.53m(11'5")approx.

Bedroom two - 3.46m(11'3")x2.89m(9'4")approx.

Bathroom - 2.71m(8'8")x1.26m(4'1")approx.

VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.