



TOP FLOOR FLAT located in a sought after area of Glasgow with Glasgow University nearby. Home Report value is £120,000 however the asking price is a reflection of the condition of the flat. Potential to be a fabulous home.

**FLAT 3/1, 2 HAYBURN COURT, GLASGOW G11 6EA**

**Offers Over: £90,000**

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TOP FLOOR FLAT located in a sought after area of Glasgow with Glasgow University close by. Home Report value is £120,000 however the asking price reflects the condition of the flat. Potential to be a fabulous home.

Entrance hall giving access to all accommodation. Lounge to the front where access to the kitchen is given. Boiler housed in kitchen.

The bathroom comprises w.c., wash hand basin and bath tub.

The property benefits from a double bedroom.

Viewing is highly recommended.

### ACCOMMODATION

Lounge - 4.16m(13'6")x4.16m(13'6")approx.

Kitchen - 3.82m(12'5")x1.84m(6'0")approx.

Bedroom - 3.48m(11'4")x3.95m(12'9")approx.

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.

### SELLING

Do you have a property to sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation and advice on the sale of your present property. Should this be of interest please ask for Gail Gurney on 01475 558420 (press option 2).