





# Glasgow

Flat 2/2 44 Braehead Street, Glasgow, G5 0LQ

Independent Estates



## Directions

Traveling on M74 exit 1A Polmadie and follow signs for City Centre and Gorbals. At roundabout take second exit then first left then right into Braehead Street. The property is situated on your left.

## Viewing

Strictly by appointment via Independent Estates

## Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

## Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

## Rooms

Entrance Hallway	5.02m x 1.00m	Lounge	4.83m x 3.43m
Kitchen	3.84m x 2.08m	Bedroom One	3.70m x 3.24m
Bedroom Two	3.68m x 2.69m	Bathroom	2.68m x 1.39m
Balcony	2.74m x 1.09m		

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

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Situated adjacent to professionally maintained and landscaped residents gardens and enjoying southerly aspects to front, this Ex-Local Authority top floor apartment is situated within an established residential district nearby Richmond Park and New Gorbals with excellent amenities including access to the motorway network and being only a few minutes and walking distance of the City Centre.

Independent Estates welcome to the market this two bedroom top floor flat. The property accommodation comprising: Security controlled entrance. Entrance to property via solid wooden door leading to reception hall with storage cupboard and fitted carpet. Spacious front facing lounge with fitted carpet and access to balcony. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls and tiled flooring. Bedroom one is front facing with fitted wardrobes and carpet. Bedroom two is rear facing with fitted carpet. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath, fully tiled walls and tiled flooring). There is in addition a deep walk-in cellar storage cupboard on landing and adjacent to the front door.

The property boasts full gas central heating, double glazing throughout and parking.



**Offers Over £99,995**