

Simple Approach



Estate Agents



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Offers over £119,995

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Situated in a highly sought-after residential area, this well-presented one-bedroom ground floor flat offers an ideal blend of comfort, privacy, and convenience. Featuring its own private entrance, the property provides a sense of independence rarely found in similar homes. The spacious lounge is perfect for relaxing or entertaining, while the kitchen is fitted with a range of units and ample workspace, making it both functional and practical.

The double bedroom offers generous proportions, and the property is complemented with a bathroom with shower over bath facility. Further enhancing the appeal are gas central heating and double glazing throughout, ensuring a warm and energy-efficient environment all year round. Set within a quiet yet well-connected neighbourhood, the flat is close to a wide range of local amenities, transport links, parks, and shops, making it an excellent choice for first-time buyers, investors, or those looking to downsize without compromising on location or comfort.

### Lounge

9'8" x 16'1" (2.97 x 4.92)

### Kitchen

13'5" x 7'0" (4.09 x 2.14)

### Bedroom

13'5" x 9'4" (4.11 x 2.86)

### Bathroom

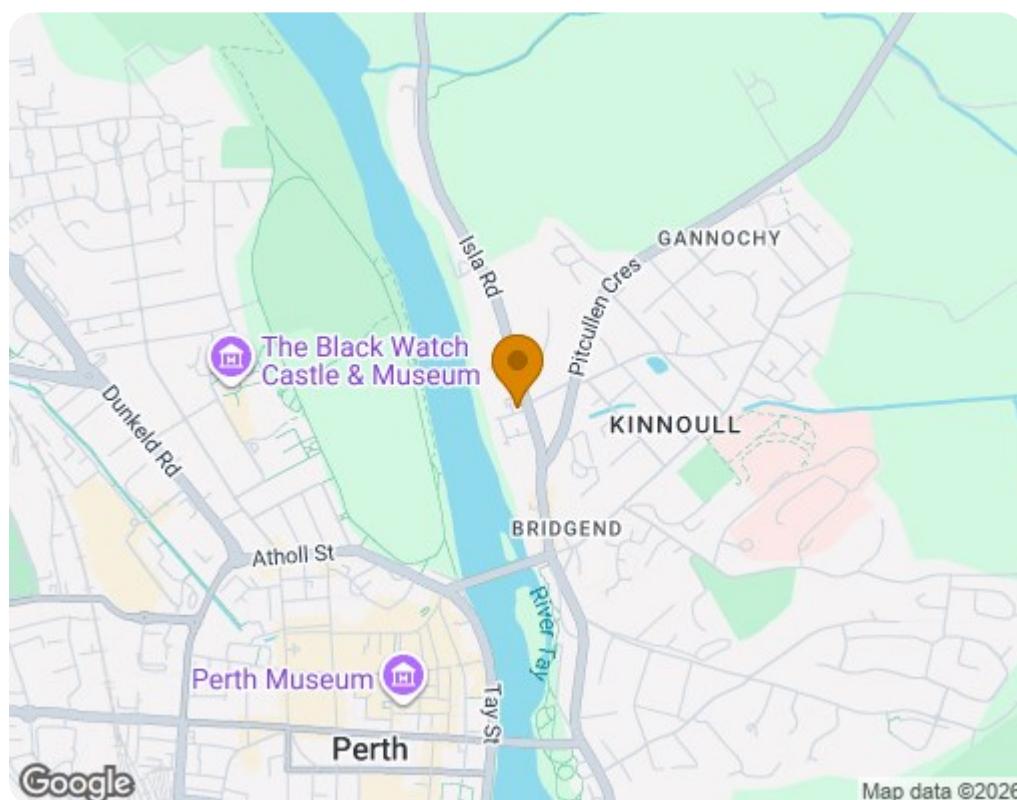
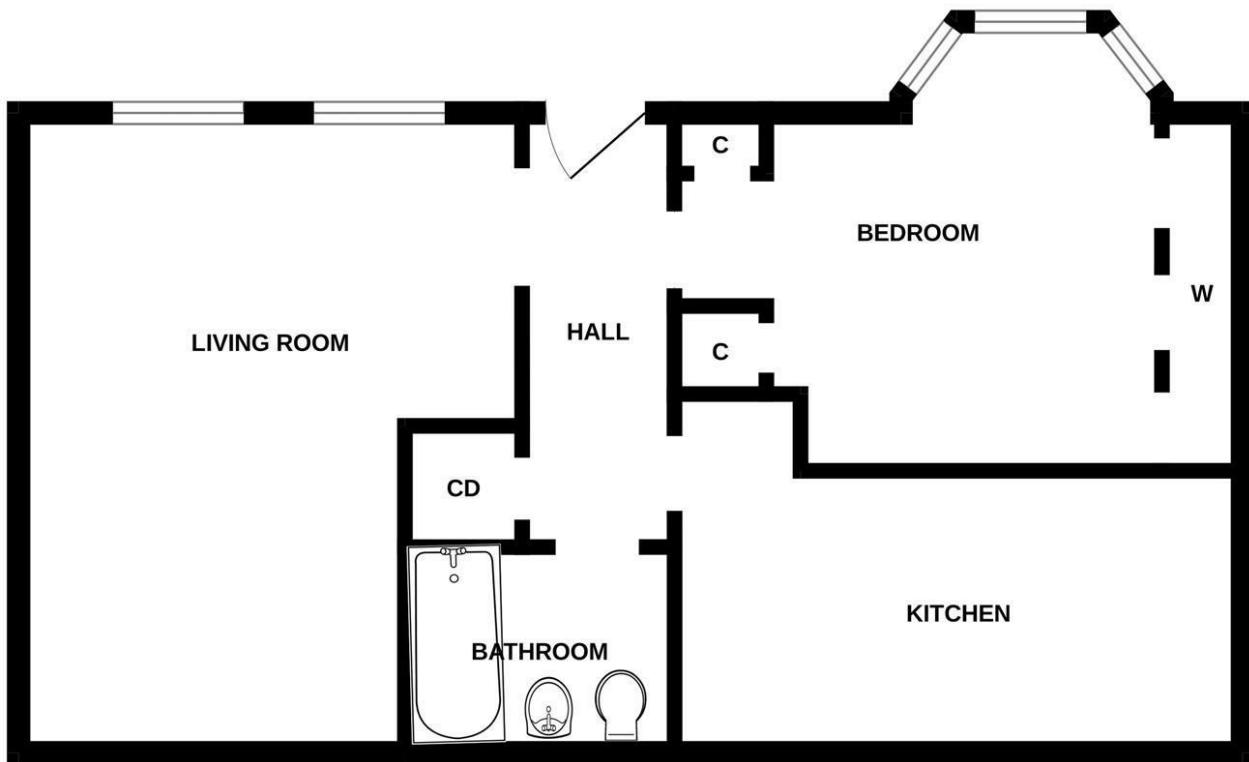
5'2" x 6'8" (1.60 x 2.04)





- Ground Floor Flat
- Bright Lounge
- Well Presented Throughout
- Good Sized Kitchen
- One Generous Bedroom
- Gas Central Heating & Double Glazing
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC