



Morefield Road  
Govan, Glasgow  
G51 4NG

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## Offers Over £82,000

A well presented 2nd Floor 3 bedroom Flat with spacious rooms, balcony and great outlooks which is in good order throughout and would appeal to both first time buyers and buy to let investors.

The building has been enhanced over recent years and benefits from insulated exterior render, well maintained concrete tiled roof and a modern security controlled entry system leading to a tiled close. At the rear of the building there are communal drying areas and ample space for the bins.

Morefield Road is a quiet cul-de-sac with space for parking and at the head of the street borders onto open ground. This flat is on the second floor and therefore benefits from some excellent elevated outlooks of the surrounding area including the Queen Elizabeth University Hospital.



Home Report Valuation  
£85,000

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Council Tax Band B

EPC Rating C





The flat offers spacious accommodation and at over 750 sq ft makes this a comfortable sized apartment with large double bedrooms and a bright main lounge with dual aspects.

The accommodation comprises hallway with storage cupboard, large main lounge/living room with windows to the front and side and ample space at one side for a decent sized dining table.



The kitchen has a range of floor standing storage units with free standing electric cooker, recess storage cupboard, wall mounted boiler, ample worktop area and a door at the far end which opens to a covered south facing balcony.

There are two large double bedrooms (master with built in wardrobes) and a third large single bedroom with built in storage cupboards.

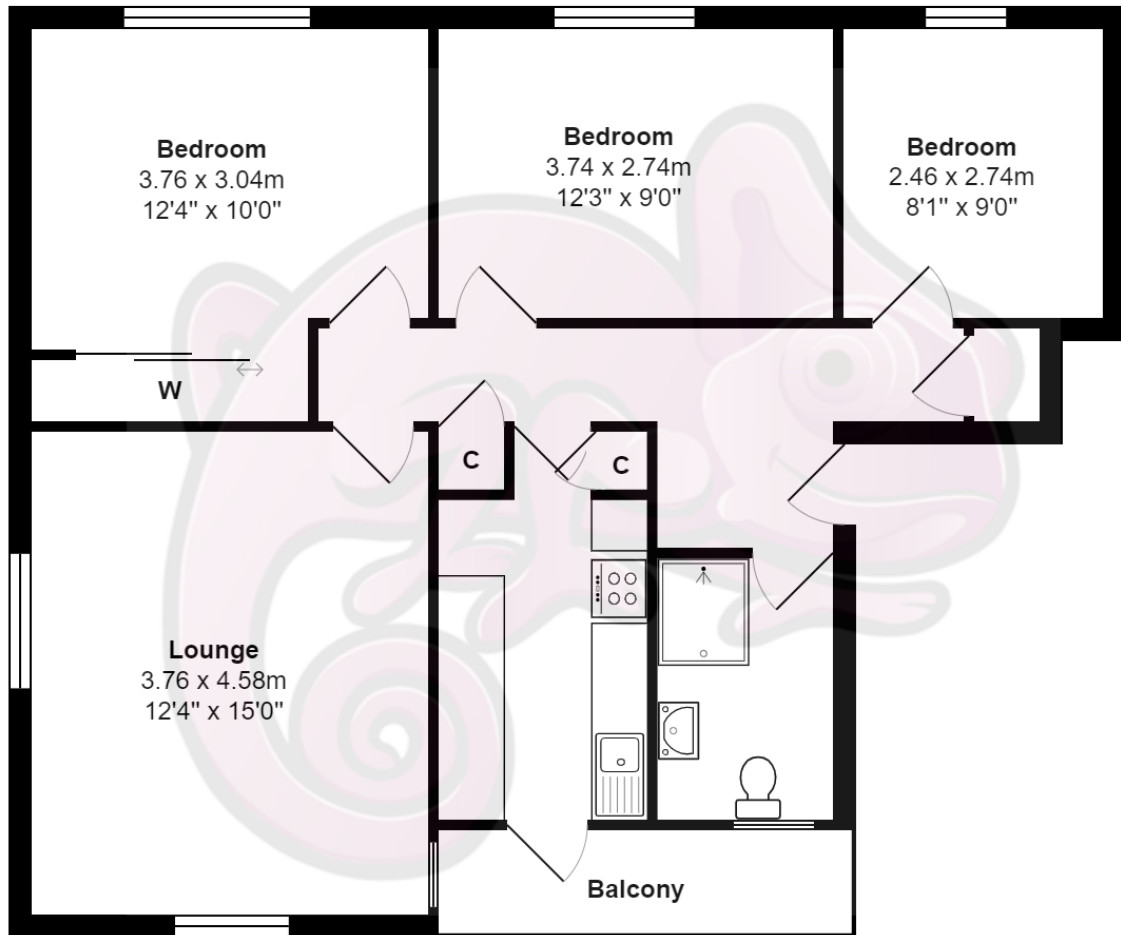
Modern shower room comprising large corner shower enclosure with electric shower, wash hand basin and a low level w.c. Wet wall ceiling with inset lighting and a window to the rear.



The property further benefits from gas central heating and double glazing.

## Vendor Comments

*This has been an excellent property which we bought as a buy to let and it has been constantly rented during our ownership. Great location for amenities.*

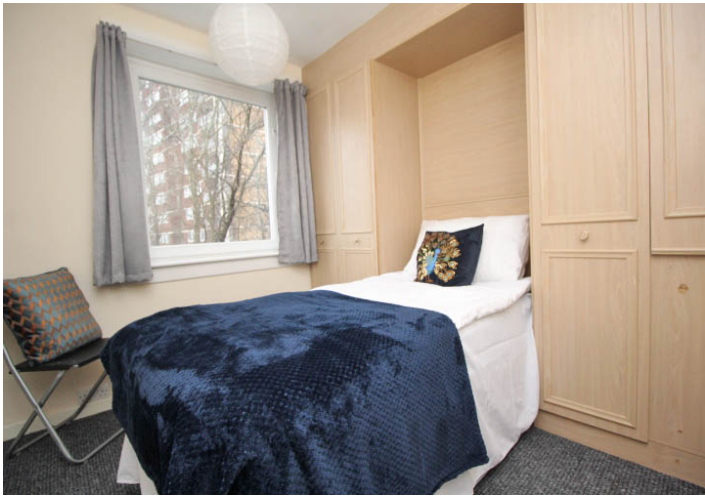


Total Area: 67.0 m<sup>2</sup> ... 722 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

The property is extremely well located for local amenities with a variety of shops within walking distance, catering for day to day requirements. Furthermore, close by are the Queen Elizabeth University Hospital and Silverburn and Braehead Shopping Centres. The area benefits from frequent public transport services by both bus and rail connecting Govan with Glasgow city centre and other surrounding areas. Access to Glasgow Airport and Glasgow's West End can be made via the nearby motorway links and Clyde Tunnel.







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