

Flat 2/2, 33 Ashvale Crescent, Glasgow G21 1NE

Regent Property are proud to present to the market this well-presented, spacious, second floor two-bedroom property. The property is ideally situated, only a 5 minute walk away from local amenities and giving access to local schooling, amenities and transport links to Glasgow City Centre and beyond. An ideal opportunity for investors– this property is sold with tenants in situ.

KEY FEATURES

- Home Report value £75,000
- Two bedrooms
- Sold with a tenant in situ
- Good transport links
- Local amenities nearby
- Ideal investment opportunity

OFFERS OVER £70,000



We are delighted to present to the market this spacious 2-bedroom apartment which is located on the second floor of this popular development, offering well-proportioned accommodation which lies close to a wide variety of amenities and facilities as well as rail and bus links.

Accommodation comprises: Communal entrance with audio security entry system, each property has a large secure storage cupboard on the passage way to the rear gardens, a drying room is on each floor; Reception hall with storage cupboard off; A bright and spacious lounge faces to the rear and also has ample space for dining table and chairs; Fitted kitchen with a range of wall and base units; The master bedroom which has in-built wardrobes, with sliding mirrored doors, faces to the rear; Bedroom 2 is a further double sized bedroom; Three piece bathroom with over bath electric shower.

The subjects are enhanced by double glazing and an electric heating system.

Set within landscaped garden grounds where there is off-street parking to the front. The well maintained communal rear gardens provide drying and bin storage facilities.

This property is sold with tenants in situ, and is professionally managed, making it an excellent opportunity for investors to add to their portfolio.

Lounge: 5.4m x 4.3m

Kitchen: 3.9m x 3.0m

Master bedroom: 2.6m x 4.3m

Bedroom two: 3.9m x 2.9m

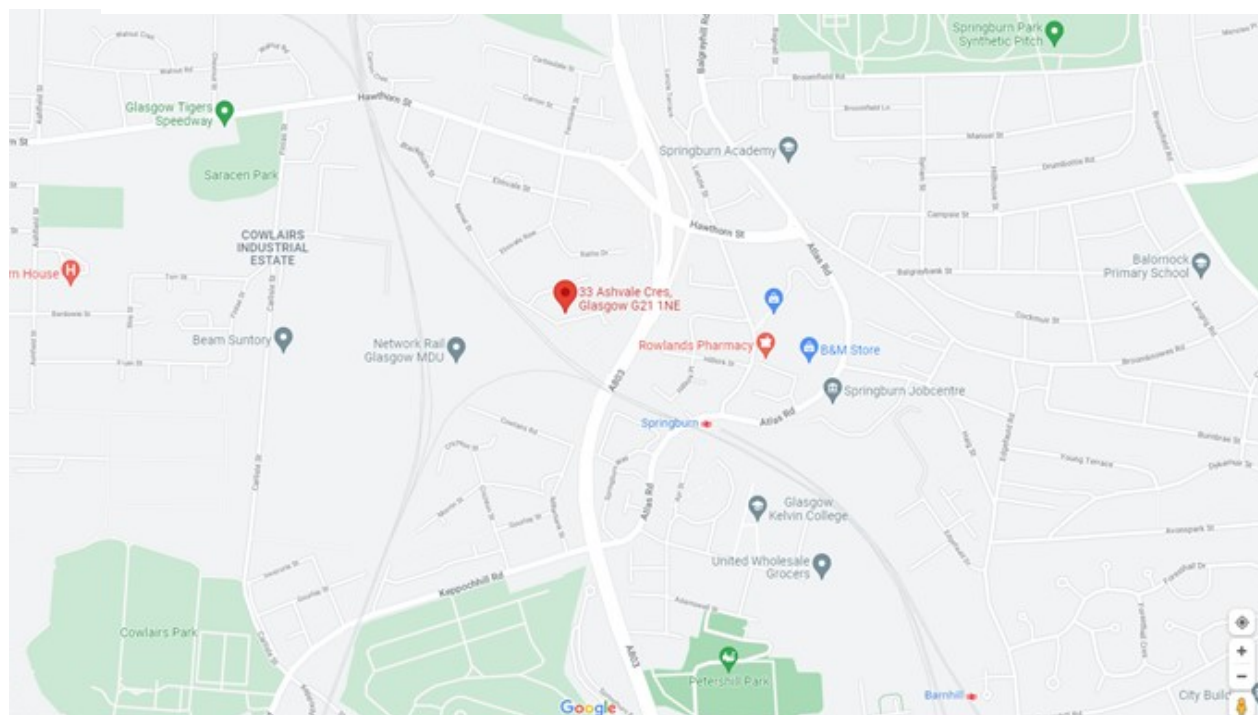
Bathroom: 1.9m x 1.7m

Council Tax: **C** EPC Rating: **C**

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All sizes are approx.



This brochure is for illustration purposes only. Measurements and dimensions are approximate. Please refer to the Home Report for a condition report of the property. The terms in this brochure are not warranted and do not constitute an offer to sell.