



GROUND FLOOR APARTMENT

0/2, 3 ELPHIN STREET
SUMMERSTON
G23 5JD



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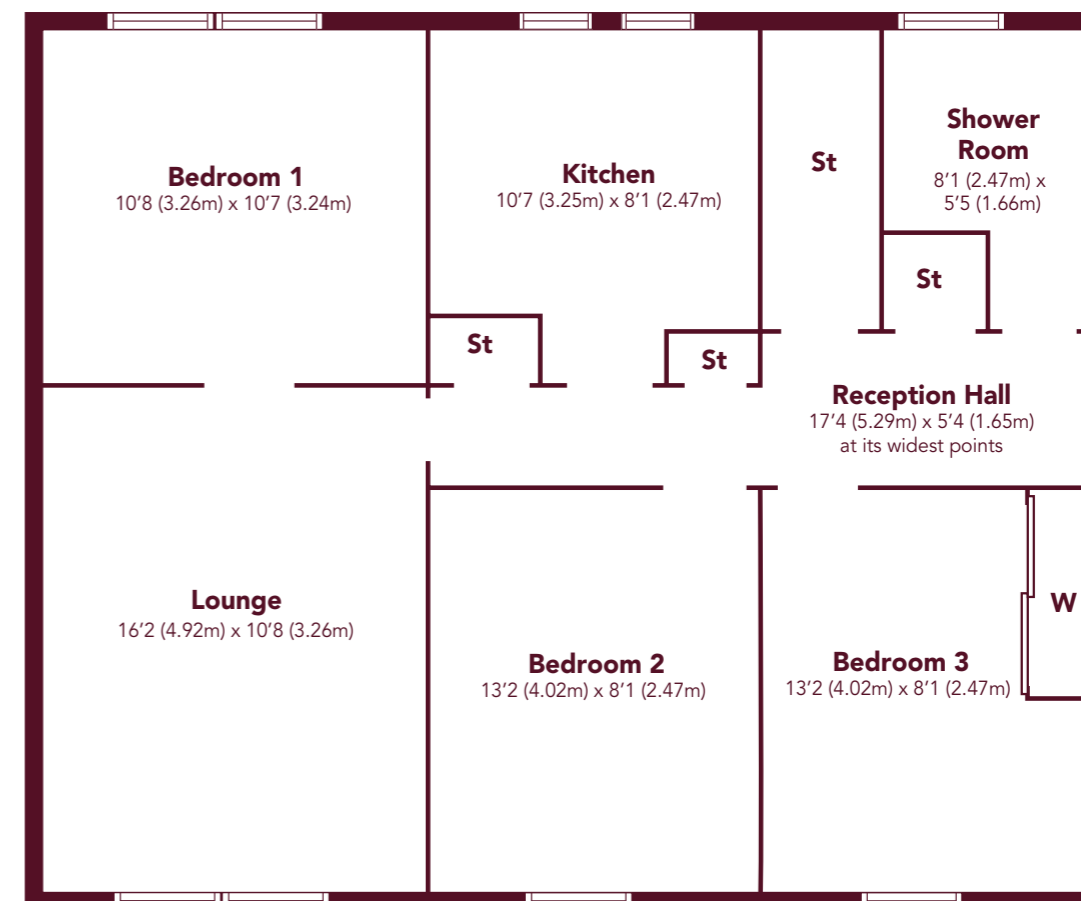
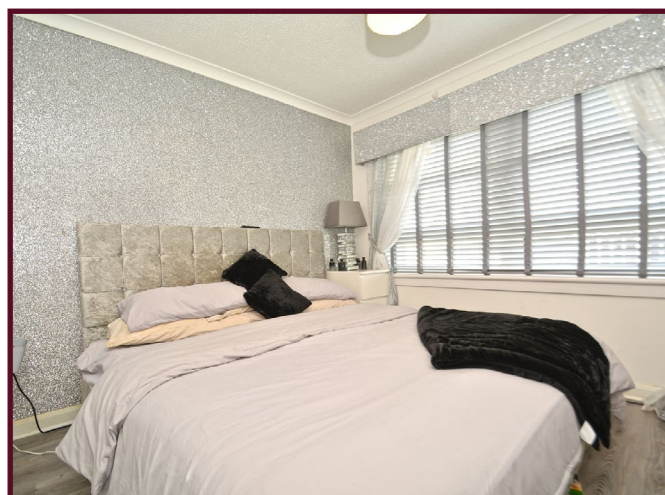
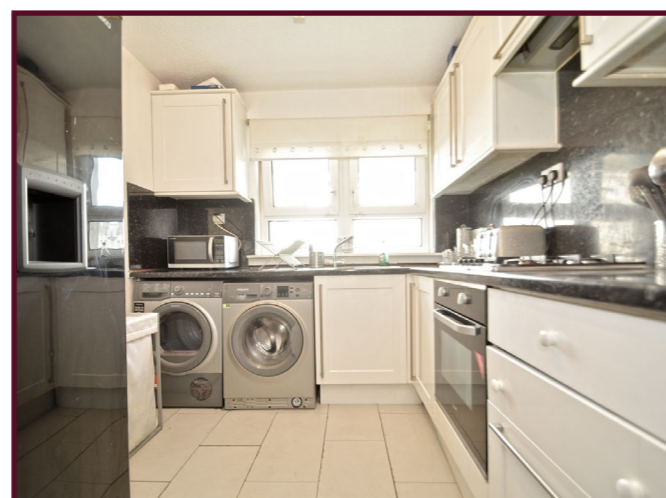
Extensively improved both internally and externally, viewing of this three bedroom GROUND FLOOR APARTMENT will not disappoint. Situated within a small cul-de-sac the property is nearby excellent amenities within the district including Asda, Summerston Station and schooling at both primary and secondary levels, a few minutes to Maryhill Road with further shopping and excellent public road transport providing a short commute to the West End and City Centre.

Security controlled access onto entrance, double glazed and PVC panelled front door onto 17' reception hall with access to all main apartments off, of particular note is the extensive storage that includes a deep walk-in cupboard and three further cupboards, 16' lounge with aspects to front overlooking residents and visitor parking area, three double bedrooms, fully fitted breakfasting kitchen comprising an array of floor and wall mounted polished white veneer fronted units with complimentary work tops, splash back, tiled floor finish and integrated oven, hob and hood, modern fitted shower room comprising three piece to include a large shower cubicle with full height glass shower screen, wash hand basin and WC built into vanity unit, full height wet wall panelling, ceiling lined in PVC with recessed downlights, polished chrome towel rail.

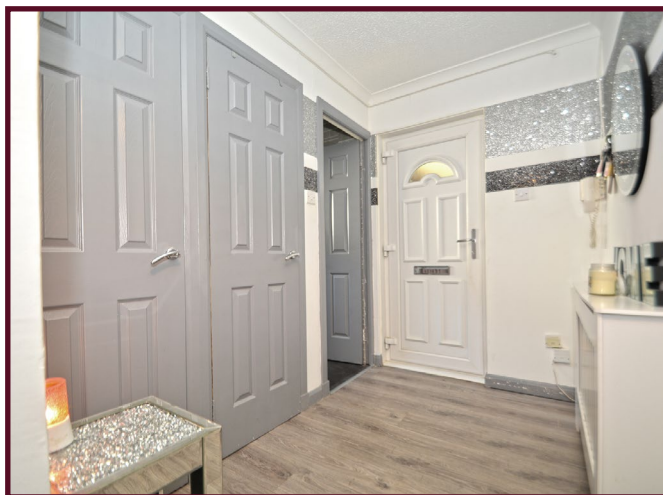
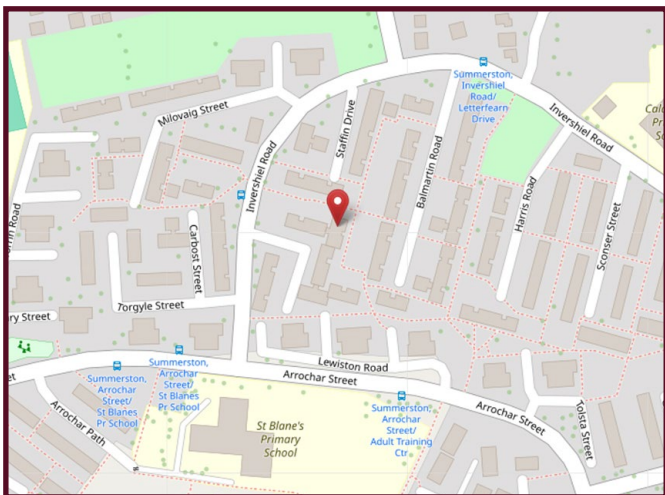
The specification includes gas central heating (boiler replaced circa 2020) and PVC double glazing. Residents and visitor parking immediately adjacent.

Measurements

RECEPTION HALL	17'4 (5.29m) x 5'4 (1.65m) at its widest points	BEDROOM TWO	13'2 (4.02m) x 8'1 (2.47m)
LOUNGE	16'2 (4.92m) x 10'8 (3.26m)	BEDROOM THREE	13'2 (4.02m) x 8'1 (2.47m)
BEDROOM ONE	10'8 (3.26m) x 10'7 (3.24m)	KITCHEN	10'7 (3.25m) x 8'1 (2.47m)
		SHOWER ROOM	8'1 (2.47m) x 5'5 (1.66m)



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Travel Directions

Travelling north along Arrochar Street from the junction with Rothes Drive (Asda on left), continue past Broughton Road on right, past Invershiel Road on right, turning right onto Invershiel Road (St Blanes Primary on left), turn right onto Elphin Street and number 3 is on left.

Viewing

Strictly by appointment.
By appointment with Miller Beckett & Jackson, 0141 204 2833.

EPC

C

Council Tax

Band B.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



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CONVEYANCING QUOTES

Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349
Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE