



TOP FLOOR FLAT

3/1, 129 HOLMLEA ROAD
CATHCART
G44 4AG



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Extensively improved both internally and externally under the supervision of Cathcart Housing Association, this beautifully presented, “just decorated” TOP FLOOR FLAT is in “turnkey” condition and viewing will not disappoint. Enjoying roof top aspects over the surrounding district and Holmlea Park nearby, the property offers easily maintained yet well proportioned accommodation and benefits from a specification to include gas central heating, double glazing, modern kitchen and shower room fittings.

Security controlled access onto attractive tiled entrance with stairs to upper levels, L shaped reception hall, bay window lounge with fabulous aspects and deep recessed built-in storage cupboard with sliding doors, double bedroom to rear with built-in fitted wardrobes, modern fitted “galley” kitchen to rear comprising extensive floor and wall mounted beech wood veneer fronted units with complimentary work tops, tiled splash back and integrated oven, hob and hood, modern fitted shower room comprising three piece suite including a wash hand basin built into vanity unit and large shower cubicle.

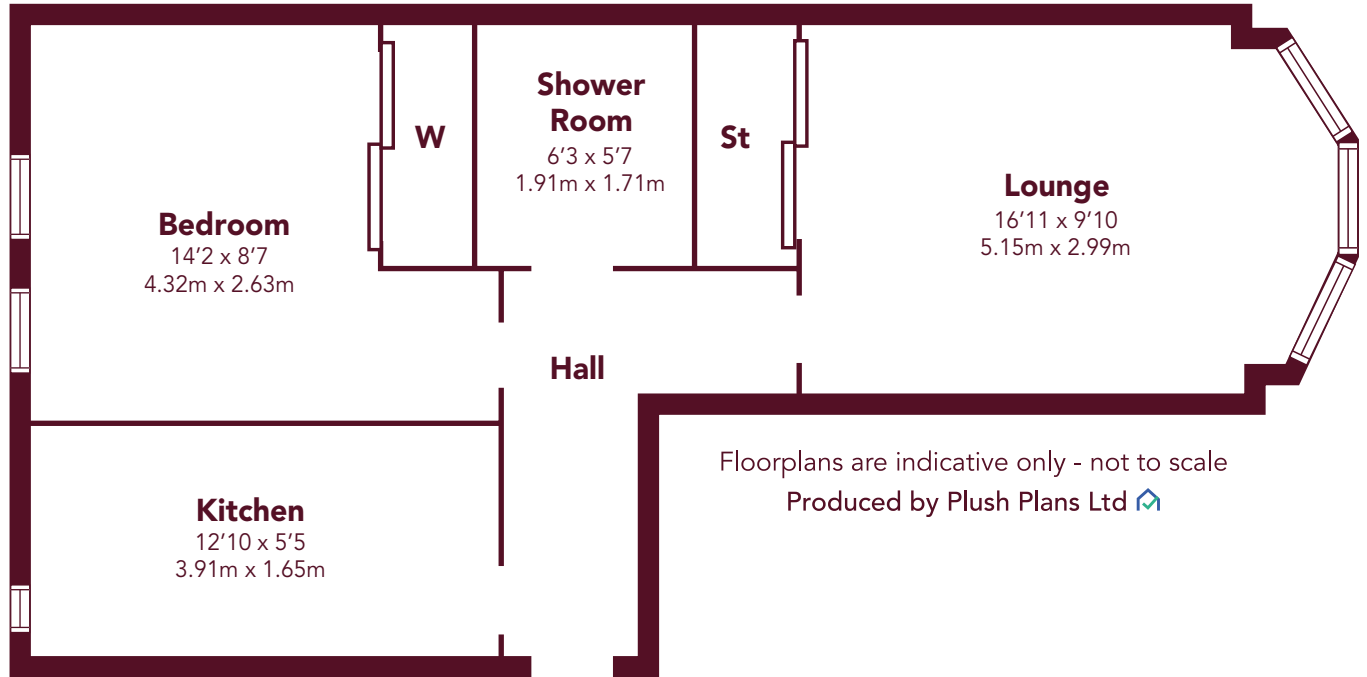
Upgraded residents rear courtyard.

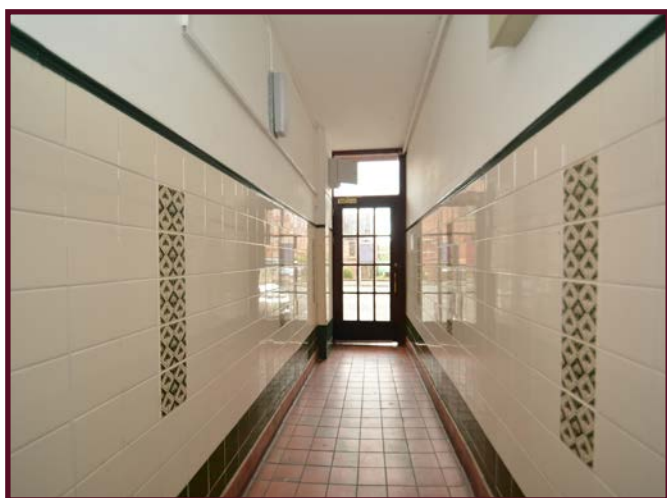
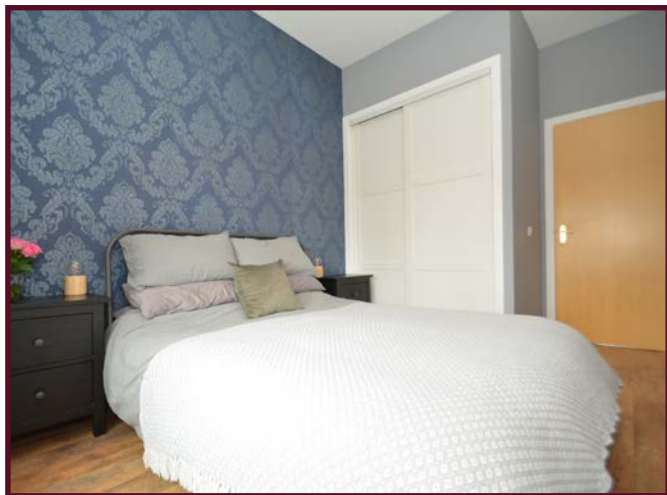
The property is ideally situated within this popular and bustling district with shopping and cafes nearby, Holmea Park, Cathcart Station, Battlefield Road with a Sainsbury’s Local, Mount Florida nearby with a Tesco Express. There are excellent public road and rail transport connections providing a short commute to the City Centre.



Measurements

LOUNGE	16'11 (5.15m) x 9'10 (2.99m)	KITCHEN	12'10 (3.91m) x 5'5 (1.65m)
BEDROOM	14'2 (4.32m) x 8'7 (2.63m)	SHOWER ROOM	6'3 (1.91m) x 5'7 (1.71m)





Travel Directions

Traveling south along Holmlea Road from the junction with Battlefield Road continue past Cathcart Road on left, number 129 is on left immediately opposite Garry Street.

Viewing

Strictly by appointment.

Please call our Property Department on 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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