

Wright
& Crawford
1906



River Court
203 Busby Road
Glasgow
G76 8DR



LOCATION

Nestling in a peaceful tree-lined pocket of East Renfrewshire yet conveniently positioned close to a variety of local amenities; this well-appointed ground floor apartment. This property is enhanced enormously by attractive leafy residents' gardens as well as a sizeable external storage cellar.

ACCOMMODATION

Accessed via a security entry system into a well maintained communal hallway; the apartment itself is set on a slightly raised ground floor position to afford a degree of privacy from pavement level and comprises a welcoming reception hallway with ample storage off, bright formal lounge with attractive fire and surround at focal point, fitted kitchen hosting a range of base and wall mounted storage cabinets, two generously appointed bedrooms (one with full-wall mirrored robes) and family bathroom featuring white three piece suite. The property benefits gas central heating and double glazing. There is on street parking to front of the property. Communal gardens. Viewing by appointment through the selling agent is recommended.

The property lies close to a number of amenities and services which include shops which cater for day to day requirements, along with banks, restaurants and regular bus and rail services making this an ideal base for commuting. Main arterial roads lead in turn to Glasgow City Centre, East Kilbride and the Ayrshire Coast whilst a number of leisure facilities and parks are also available within the immediate area.

MEASUREMENTS

Lounge	17'2 x 13'
Bedroom One	13'9 x 10'8
Bedroom Two	11' x 6''
Kitchen	9'10 x 9'5
Bathroom	6'9 x 6'

Council Tax Band

D

EPC Band

C

Factored Building.

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this 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.