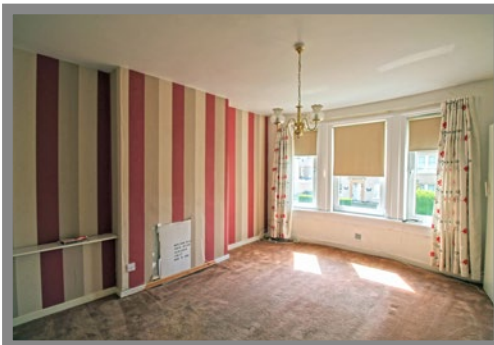




Langrig Road
Glasgow
G21 4XR



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.

LOCATION

Situated in a sought-after residential area, Langrig Road enjoys proximity to a variety of local amenities, including ASDA and Tesco supermarkets, Costco, and schooling. The location benefits from excellent road links and is well-served by local bus services, ensuring easy access to the M8 & M80 motorway networks.

ACCOMMODATION

This generously sized upper cottage flat is ideally situated near a variety of amenities and transport connections. The property features an entrance hall, a spacious lounge, a well-appointed kitchen, two double bedrooms, a shower room, and a side garden with off street driveway providing parking.

The accommodation, is via a staircase that ascends to hallway, complete with a convenient storage cupboard. The spacious lounge is filled with natural light, courtesy of a large bay window, the kitchen is off the lounge, a selection base and wall-mounted units, paired with contrasting work surfaces, and offers ample space for all your freestanding appliances. Both bedrooms are generously proportioned. Completing the accommodation is a shower room.

Outside, the property features an impressive side garden with driveway.

The property will appeal to selection of buyers and viewing is recommended. The property does require a degree of modernisation.

MEASUREMENTS

Lounge	16'7 x 11'9
Kitchen	10' x 9'5
Bedroom One	13'3 x 11'3
Bedroom Two	13'7 x 10'1
Shower Room	6'2 x 6'1

Council Tax Band B

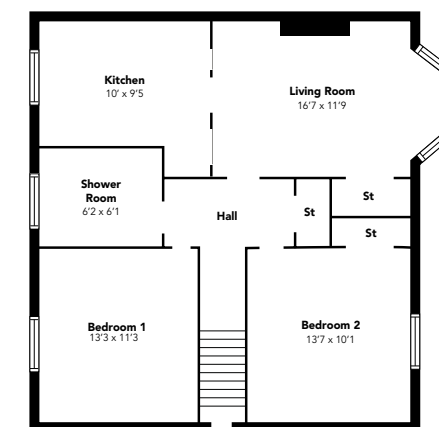
EPC Band C

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211



Floorplans are indicative only - not to scale
Produced by [Plushplans](#)