

FREEHOLD



Flat - Purpose Built (EPC Rating: C)

1/2, 2 MANSE GARDENS, GLASGOW, G32 0RE

Offers over

£224,995

FEATURES

- Rarely Available - Sought After Location
- Master with en-suite & walk-in dressing room
- Close to amenities
- Home Report Value £240,000
- 1st floor flat - 3 bedrooms
- Shared garage available
- Viewing highly recommended



**SWEET
HOME**



3 Bedroom Flat - Purpose Built located in Glasgow

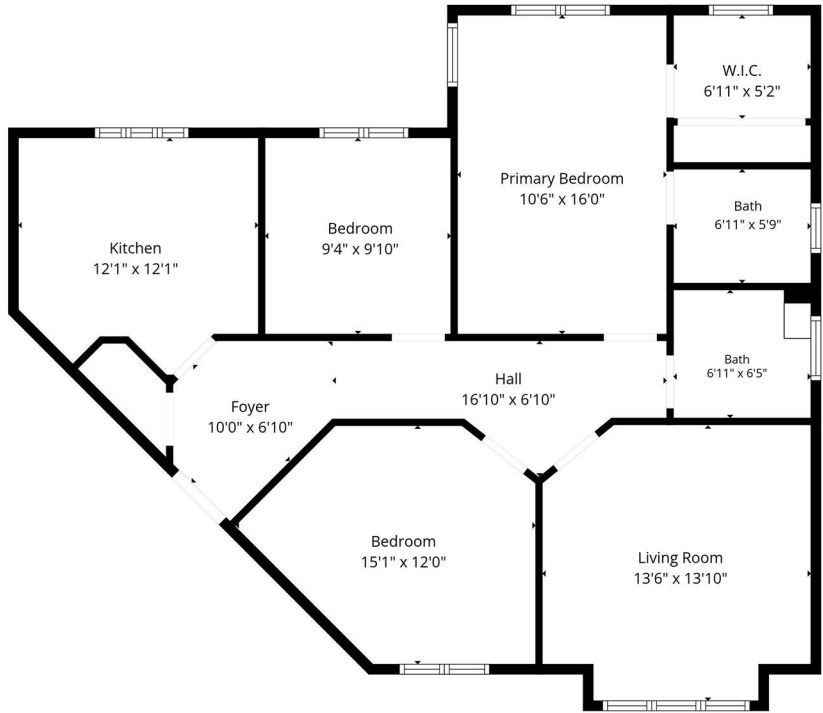
Welcome to this charming three-bedroom first-floor flat located in the tranquil and sought-after area of Mount Vernon, Glasgow. This purpose-built property offers a perfect blend of comfort and convenience, making it an ideal home for families or professionals alike.

As you enter the flat, you are greeted by a spacious hallway that leads to all other rooms. The reception room provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen is designed for practicality, ensuring that meal preparation is a delightful experience.

The flat boasts three bedrooms, with the master bedroom featuring a generous walk-in dressing room and an en suite bathroom, providing a private sanctuary for your daily routines. The third bedroom is currently being utilised as a dining room, showcasing the versatility of the space to suit your lifestyle needs.

In addition to the family bathroom, the property benefits from a shared garage, offering extra storage options. The flat is situated in a quiet area, allowing for peaceful living while still being close to local amenities and transport links.

This property is a must-view for anyone seeking a comfortable and stylish home in a desirable location. Don't miss the opportunity to make this lovely flat your own.



Total: 1021 sq. ft
1st Floor: 1021 sq. ft
Excluded Areas: Walls: 70 sq. ft

Disclaimer: Measurements May Be Highly Reliable But Not Exact.

Call us on
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<https://sweet-home.co.uk/>

Council Tax Band
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

