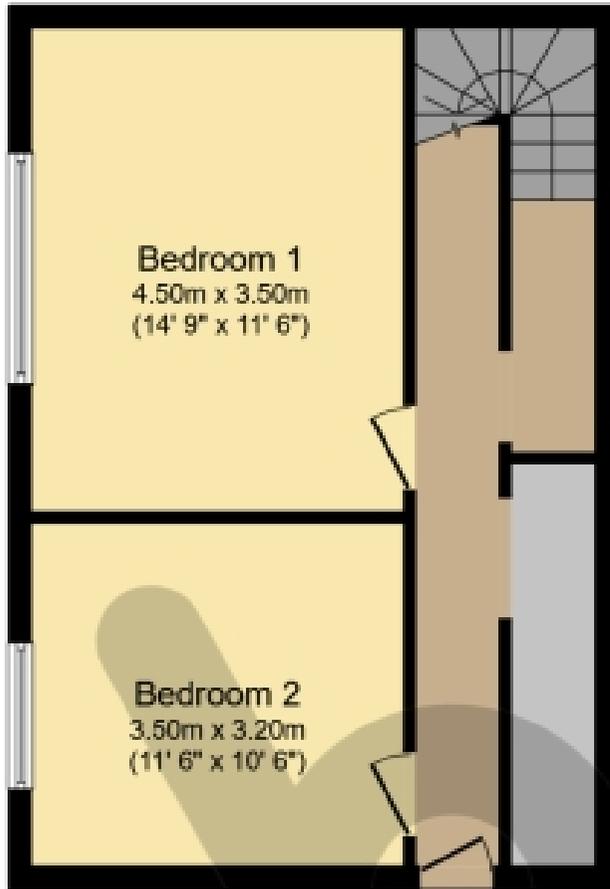




**Cessnock Street, Glasgow**

**Offers Over £159,995**





### Basement

Floor area 41.3 sq.m. (445 sq.ft.)



### Ground Floor

Floor area 42.6 sq.m. (459 sq.ft.)

**Total floor area: 84.0 sq.m. (904 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

\* NEW COMPETITIVE ASKING PRICE \* IMPRESSIVE APARTMENT OVER 2 FLOORS \* GENEROUS DIMENSIONS THROUGHOUT \* NO CHAIN \* COMMUNAL REAR GARDEN \* GREAT LOCAL PUBLIC TRANSPORT \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to Cessnock Street, a charming two bed, basement and ground floor apartment boasting masses of character and generous dimensions throughout. The property is situated in the Southwest of Glasgow, making it easily accessible to a host of amenities, eateries and public transport links.

Secure door entry leads you into the building. Stepping inside, you're welcomed by a bright entrance hallway giving access to two generously proportioned bedrooms. A spacious cupboard offers excellent built-in storage and could easily be transformed into a dressing room or home office. From here, stairs lead you up to the main living area.

The inviting lounge is bathed in natural light, with large ceiling heights to provide a luxurious atmosphere while the preserved cornicing maintains the property's original charm.

The dining kitchen is fitted with an array of cream wall and base mounted cabinetry, contrasted with dark wood effect countertops for an efficient workspace. The kitchen boasts integrated appliances including oven, extractor hood, four burner gas hob and composite sink. The kitchen offers ample dining space, creating the perfect place to enjoy family meals or entertain friends. Completing the interior is the three-piece bathroom comprising of a wash hand basin, w.c, and bathtub with overhead shower.

Moving to the back of the property is a fully enclosed communal rear garden with a drying green.

This property is conveniently located, just a stones thrown from excellent public transport links, including frequent bus services, the Subway station, and easy access to major routes into Glasgow City Centre and beyond. Glasgow is well served by a wide range of amenities, with supermarkets, local shops, cafés, and the popular Riverside Museum and shopping destinations close by. Families also appreciate the choice of nearby primary and secondary schools.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? GET IN TOUCH WITH THE PROPERTY BOOM NOW AND WE'LL ARRANGE THAT AT A TIME CONVENIENT TO YOU.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
Head Office : 31 Braehead, Beith, KA15 1EG  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)