



SOLICITORS & ESTATE AGENTS



**Lower Cottage Flat
50 Balgonie Road, Bellahouston, Glasgow G52 1HW
Offers Over £115,000**



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

This well presented two bedroom home is set within the popular Bellahouston district of Glasgow, offering comfortable accommodation with excellent outdoor space. The property is entered via a welcoming entrance hallway which provides access to all principal apartments and sets the tone for the bright, well maintained interior throughout.

The living room is generously proportioned and filled with natural light, creating a warm and inviting space for everyday living and relaxing. The kitchen is of good size and offers ample storage and worktop space, making it both practical and functional for modern day requirements.

There are two well proportioned bedrooms, each offering flexibility for use as sleeping accommodation, home office or guest space. The shower room with WC is finished to a modern standard and completes the internal accommodation.

Further benefits include UPVC double glazing throughout and gas central heating. Externally, the property enjoys a private front garden with mono block driveway providing off street parking, along with a large enclosed rear garden offering an excellent level of privacy and outdoor space.

Balgonie Road is well placed for a wide range of local amenities, schooling and transport links, with easy access to the M8 motorway, Clyde Tunnel and public transport routes. Bellahouston Park, Silverburn Shopping Centre and a variety of leisure facilities are also nearby, making this an ideal location for commuters and families alike.

EPC Rating

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Measurements

Lounge	12'1" x 15'1" 3.68 m x 4.60 m
Kitchen	9'9" x 10'0" 2.97 m x 3.05 m
Bedroom 1	12'1" x 13'0" 3.68 m x 3.97 m
Bedroom 2	12'1" x 10'2" 3.68 m x 3.11 m
Shower Room	6'3" x 5'10" 1.91 m x 1.77 m



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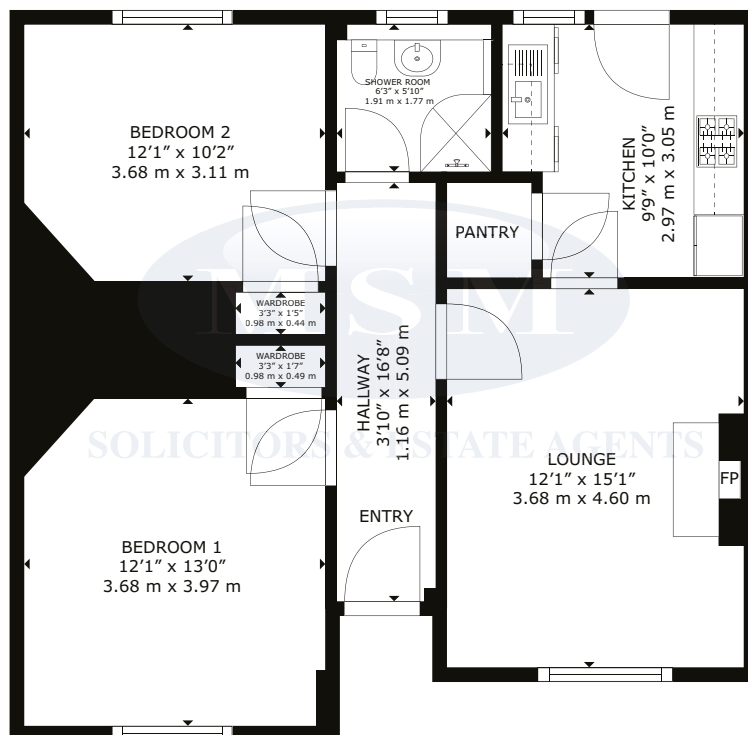
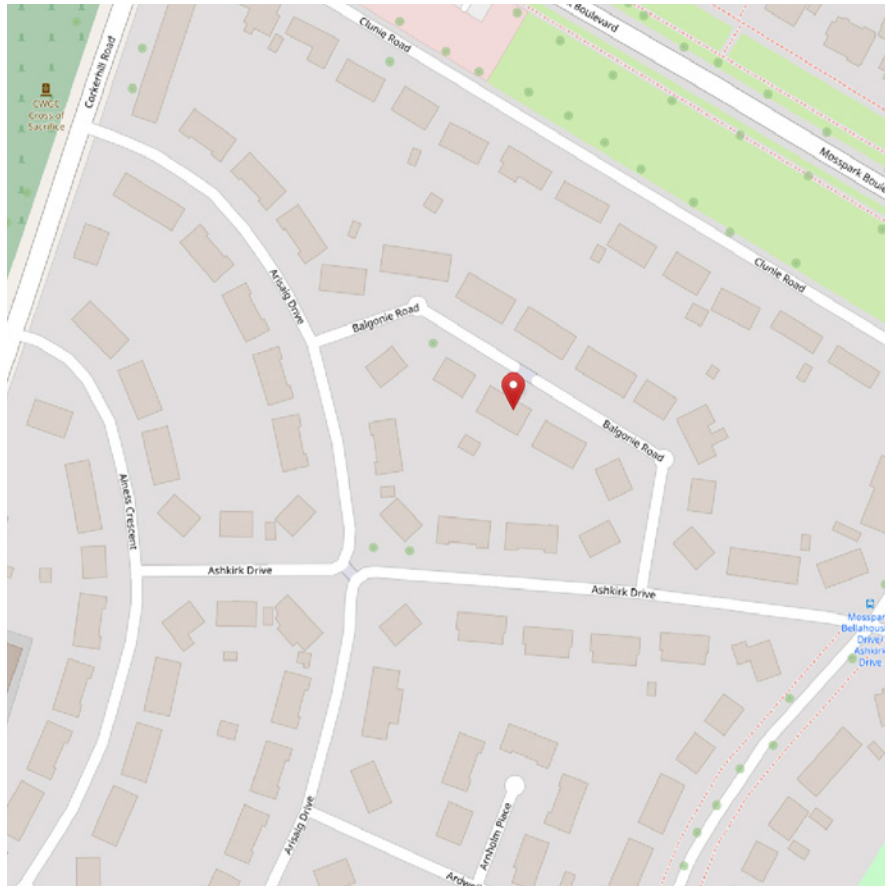
Travel Directions

From MSM on Crow Road, head south and continue onto Shieldhall Road (A739). Follow the A739, passing the Clyde Tunnel slip roads, then continue straight towards Bellahouston. Turn right onto Mossspark Boulevard, then take a left onto Balgonie Road, where number 50 can be found a short distance along on the left hand side.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
FLOOR PLAN : 710 sq. ft., 66 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
Telephone 0141 339 5252, Fax 0141 339 4617

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