



Flat 1/2, 3 Inverleith Crescent, Glasgow, G32 6GB

Offers Over £145,000

- Stylish two-bedroom first floor apartment within the sought-after Eastfields development
- Bright open plan lounge, dining, and kitchen area ideal for modern living
- Two spacious bedrooms, including principal en-suite shower room
- Welcoming entrance hallway with excellent built-in storage
- Convenient location close to local amenities, transport links, and Glasgow City Centre
- Built by Bellway and presented in walk-in condition throughout
- Contemporary fitted kitchen with integrated appliances and generous worktop space
- Modern three-piece bathroom finished in neutral décor
- Gas central heating, double glazing, and secure door entry system
- Energy efficiency rating - B

3 Inverleith Crescent, Glasgow G32 6GB

Set within the popular Eastfields development in Carntyne, this impressive two-bedroom two-bathroom first floor apartment offers bright, contemporary accommodation close to excellent amenities and transport links to Glasgow City Centre.



Council Tax Band: B



Situated within the popular Bellway-built Eastfields development in Carntyne, this beautifully presented two-bedroom first floor apartment offers modern living in a highly convenient location. Inverleith Crescent is ideally positioned to take advantage of excellent transport links, local amenities, and easy access to Glasgow City Centre, making it an ideal purchase for first-time buyers, professionals, and downsizers alike.

The accommodation comprises a welcoming entrance hallway with useful storage, leading to a bright and spacious open plan lounge, dining, and kitchen area which provides an excellent space for both relaxing and entertaining. The modern fitted kitchen features a range of wall and floor mounted units with ample worktop space and integrated appliances.

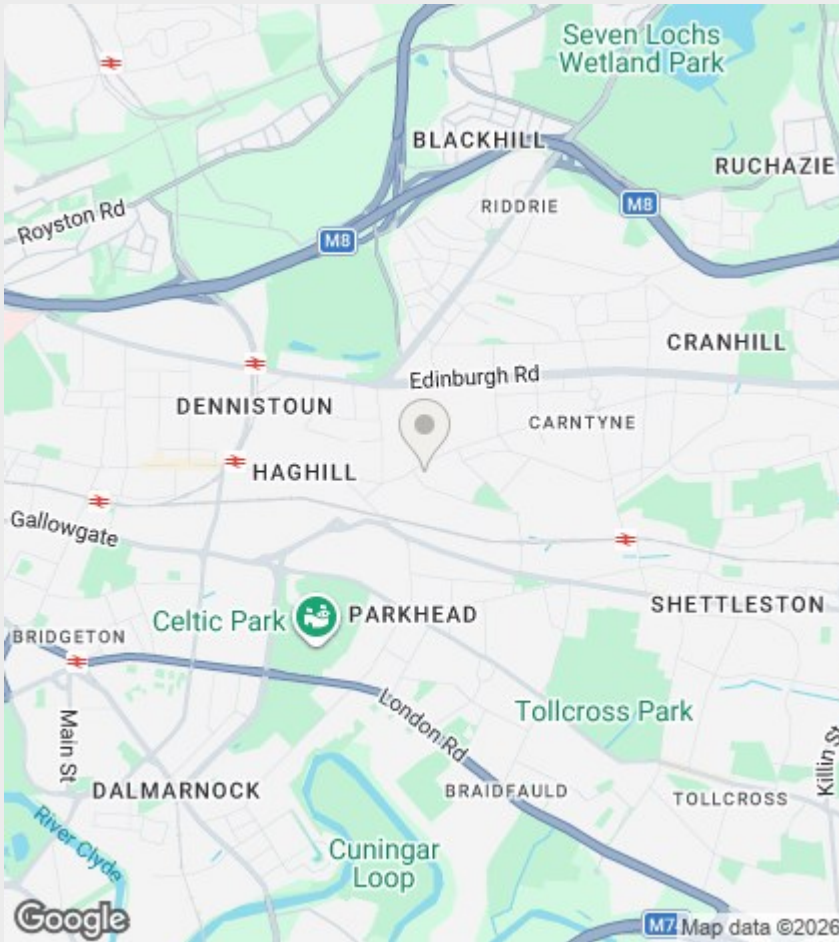
There are two well-proportioned double bedrooms, with the principal bedroom further benefiting from a stylish en-suite shower room. Completing the accommodation is a contemporary three-piece family bathroom finished in neutral tones.

Further benefits include gas central heating, double glazing, secure door entry system, and residents' parking.

Early viewing is highly recommended to appreciate the quality, space, and location this fantastic apartment has to offer.

Home Report Available on Request
Council Tax – Glasgow City Band B
EER – B
Viewings Strictly By Appointment

If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and discuss our range of professional selling packages.



Directions

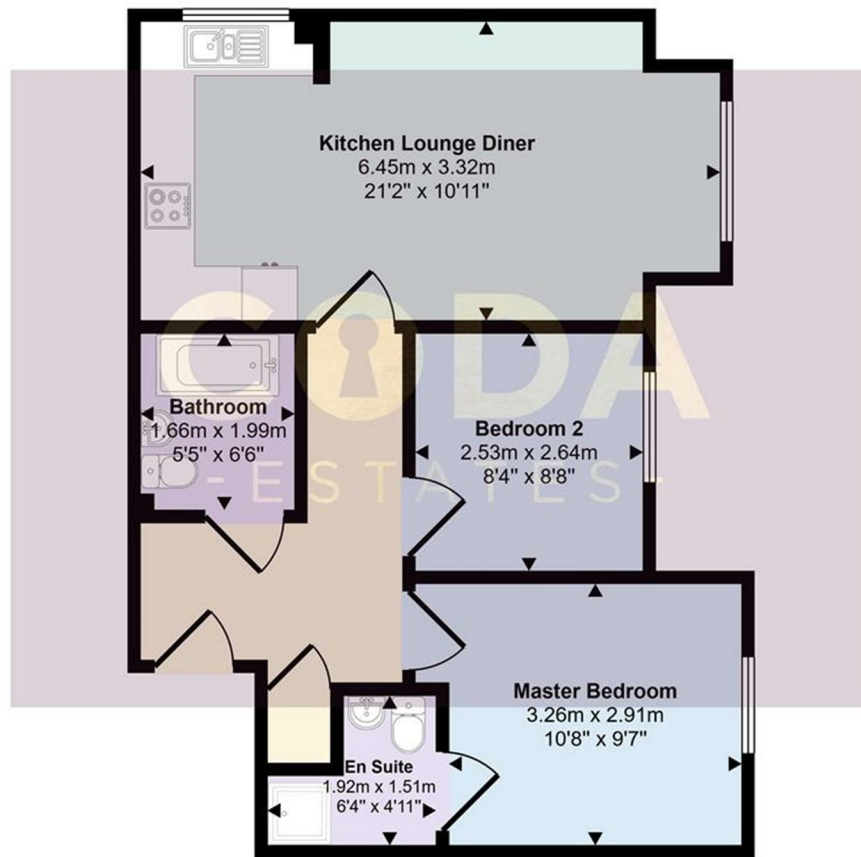
Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

B

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 83 | 83 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | EU Directive 2002/91/EC | |



Floorplan