First Floor Flat

Flat 24, Muirfield Court, 20 Muirend Road , Muirend, G44 3QP

Offers Over £95,000

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Description

This very well presented one bedroom flat forms part of the much admired Muirfield Court retirement development in Muirend. Muirfield Court enjoys a lovely setting nestled in a quiet pocket and boasting well maintained landscaped grounds and private residents' parking. There are a host of local facilities within close proximity including shops and public transport services.

This purpose built development is formed of 45 privately owned flats offering independent living but with the reassurance of a 24 hour careline service and a House Manager. For single occupancy the occupier of this flat must be at least sixty years of age and in the case of joint occupancy one of the occupiers must be at least sixty years of age and the other at least fifty five years of age.

There is a residents' lounge, a laundry and well tended enclosed gardens to rear. A guest suite is available to book for visitors. The hallways, elevators and stairwells are all very well maintained and this property is found on the first floor enjoying delightful aspects over the shared rear gardens.

Flat 24 boasts fresh decor, neutral tone carpeting and a neatly appointed kitchen and shower room. A small entrance hall welcomes you in and leads to the main rooms. There is a wall mounted buzzer entry phone and a pull chord for the 24 hour careline service. Further pull chords are found in the lounge & bedroom. The generously proportioned lounge provides a most comfortable living space and leads to the fitted kitchen. The kitchen is very well appointed and comes complete with a cooker and a fridge freezer. A deep storage cupboard houses the electrics and the Ariston water heater. The kitchen window formation lends light and enjoys similar aspects as the lounge. The bedroom is another nicely proportioned room with fitted wardrobes to one wall and a window formation to the rear elevation. The shower room has attractively tiled walls and lino floor covering. There is a shower cubicle, Triton electric shower unit wc and a wash hand basin within a fitted vanity unit.

The windows of this property are double glazed and heating is by way of modern electric heaters.

Muirfield Court enjoys a superb position just off Muirend Road and and adjacent to Muirend Train Station. There is a Sainsbury's just round the corner and Clarkston Road offers a range of high street facilities including convenience stores, cafes, hairdressers & barbers, pharmacies and opticians. There are handy bus routes operating along Clarkston Road and regular train services from Muirend Station to Glasgow Central Station. Those travelling by car have excellent road links to neighbouring districts, Glasgow City Centre and the central belt motorway network.

Muirfield Court is managed by FirstPort Residential Property Management.
Latest Half Yearly Service Charge. 1 Sept 2026 - 28 Feb 2027: £1366.53

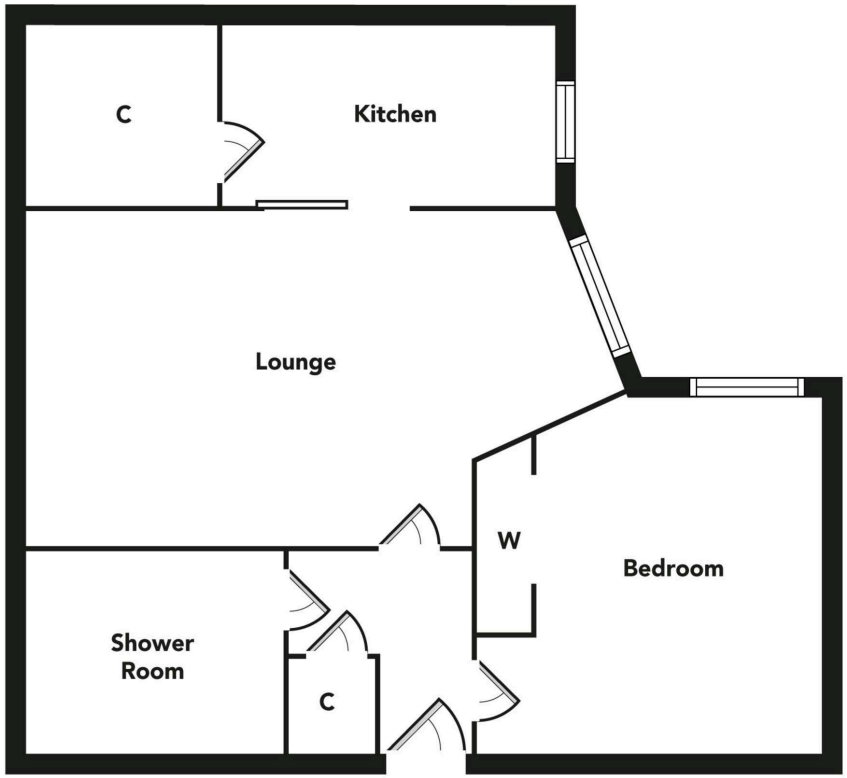
Room Dimensions

Entrance Hall	1.68 m x 1.85 m / 5'6" x 6'1"
Lounge	5.61 m x 4.09 m / 18'5" x 13'5"
Kitchen	3.18 m x 1.65 m / 10'5" x 5'5"
Bedroom	4.04 m x 3.61 m / 13'3" x 11'10"
Shower Room	2.06 m x 1.68 m / 6'9" x 5'6"

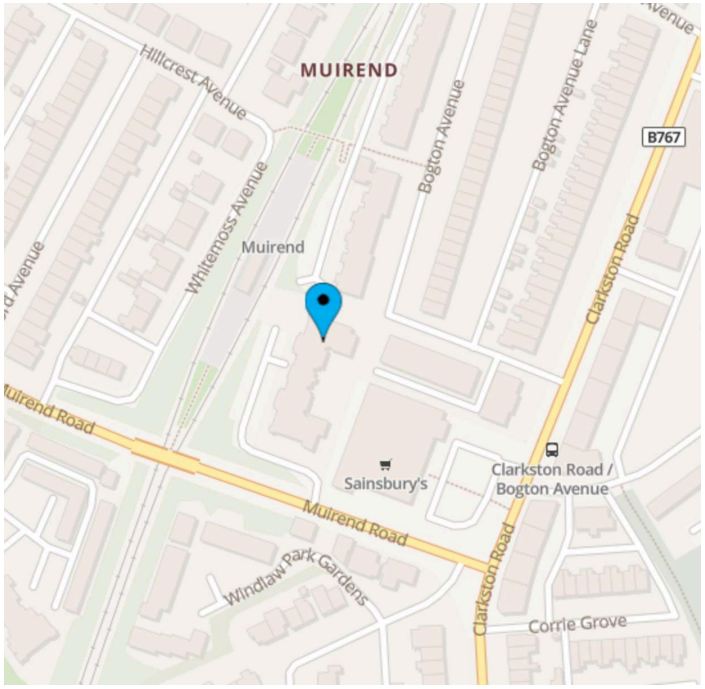
EPC: C

Features

First floor flat with aspects over the rear gardens
One bedroom with fitted wardrobes
Good sized lounge leading to kitchen
24 HR Careline Service
Residents' parking
Short walk for shops, bus and train



Floorplans are indicative only - not to scale
Produced by Plushplans



TRAVEL DIRECTIONS
Travelling along Clarkston Road continue to the junction with Muirend Road, with Sainsbury's on the corner. Turn onto Muirend Road and then right into Muirfield Court.

MARKET APPRAISAL
For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:
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