



Flat 2/1, 231 Cumbernauld Road, Glasgow, G31 2UF  
Glasgow

Offers Over  
£90,000

Traditional tenement flat situated on the 2nd floor. Excellent FTB or rental opportunity. Security entry. Reception hall, front facing lounge with modern open plan kitchen area. Bathroom. Ideally located for commuting with Alexander Parade & Duke street train stations close by. Not to be missed. Great opportunity.

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**Property Type:** Flat

- Ideal location
- Closeby train stations
- PerfectFTB
- Rental investment
- Beautiful Alexander Parade Park
- Great coffee & pastrie shops





A welcoming entrance offering access to all main apartments. Perfect for creating a stylish first impression and practical for storage.

#### Front-Facing Lounge

Bright and spacious, this lounge enjoys plenty of natural light from the large front-facing window and views beyond. Ideal for relaxing or entertaining, with ample space for comfortable seating.

#### Open-Plan Kitchen

Modern and functional and seamlessly integrated into the lounge area, this kitchen features contemporary units, worktops, and space for fridge-freezer. Perfect for those who love open plan living.

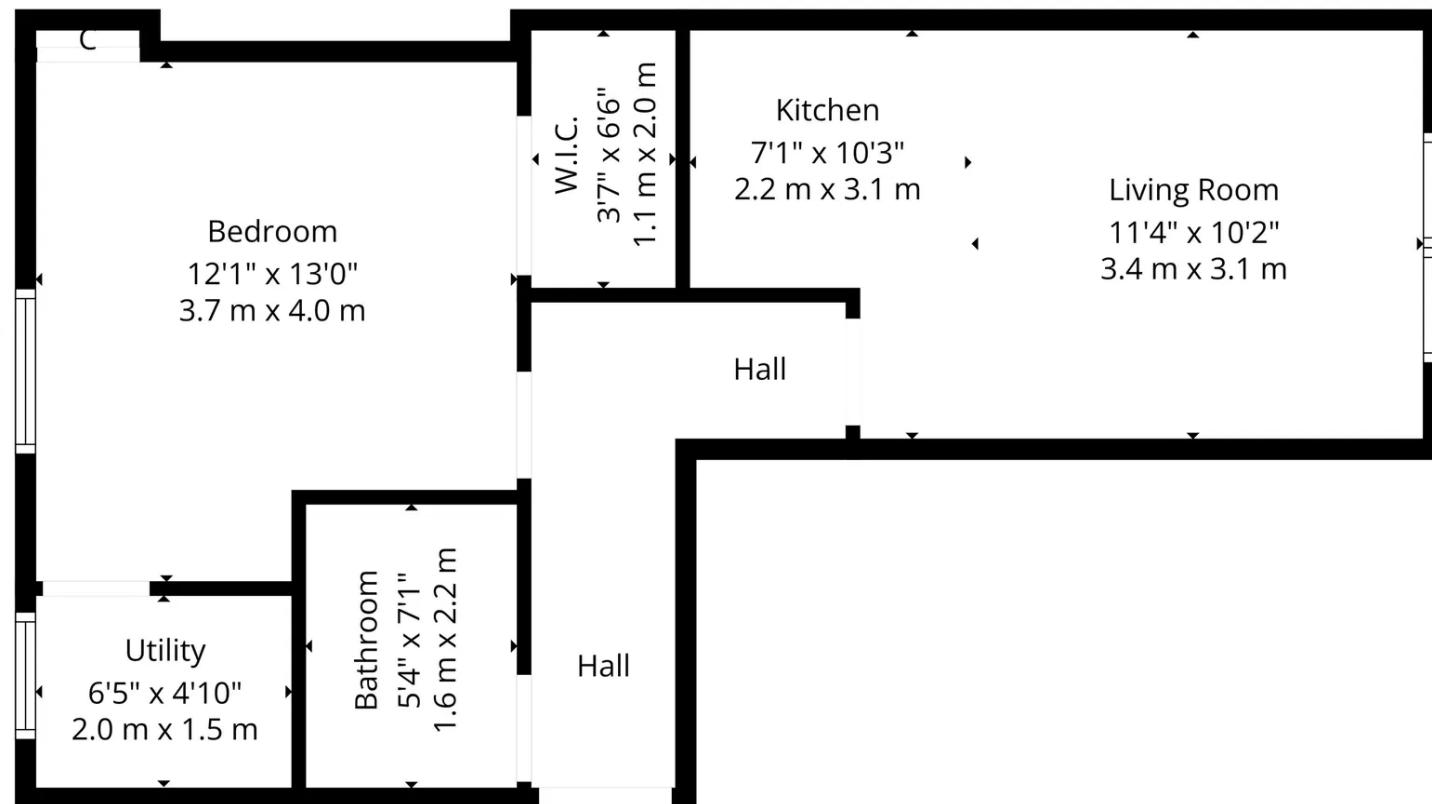
#### Bedroom

Large double bedroom overlooking the rear communal area. Quiet and peaceful, there is plenty of room for furniture and space to relax. Large recess walk in wardrobe and a good size utility area with window.

#### Bathroom

Well-appointed bathroom which includes a bath with shower over, W.C., and wash hand basin.

Gas central heating. Double glazing. Security entry.



**TOTAL: 458 sq. ft, 43 m<sup>2</sup>**

Ground floor: 458 sq. ft, 43 m<sup>2</sup>

EXCLUDED AREAS: UTILITY: 31 sq. ft, 3 m<sup>2</sup>, WALLS: 55 sq. ft, 4 m<sup>2</sup>

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>



## Scullion Living

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