MSM

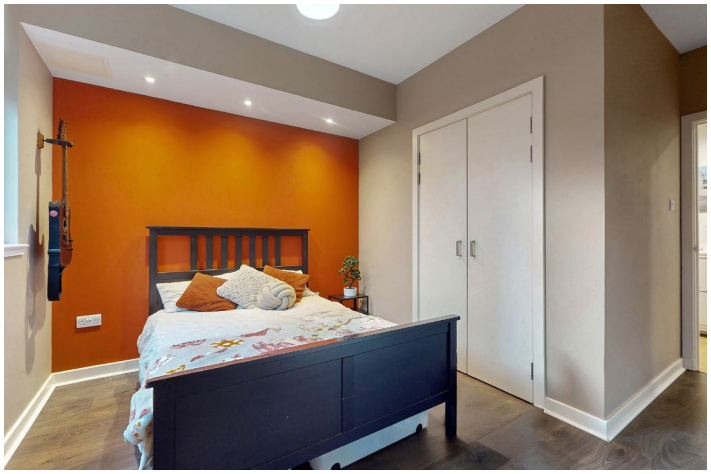
SOLICITORS & ESTATE AGENTS



Ground Floor Flat
Flat 0/1, 15 Castlebank Place, Glasgow G11 6BJ
Offers Over £215,000







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

Description

This attractive ground floor flat offers well-proportioned accommodation within a modern residential development in Glasgow's popular West End, providing an appealing home for a variety of purchasers.

The property is entered via a welcoming entrance hallway, providing access to the principal apartments. The open-plan lounge, dining area and kitchen form the heart of the home, creating a versatile and sociable living environment ideally suited to modern living. The lounge benefits from direct access to a terrace, providing a pleasant outdoor space in which to relax and unwind.

The accommodation continues with two bedrooms, the principal bedroom enjoying the convenience of its own en-suite shower room. The second bedroom offers flexibility for use as guest accommodation or a home office, depending on individual requirements. A separate bathroom completes the internal accommodation.

Further benefits include UPVC double glazed windows and terrace door, together with a gas-fired central heating system.

Combining the convenience of ground floor living with a desirable open-plan layout and outdoor terrace, this property offers an excellent opportunity for those seeking a home within Glasgow's West End. Early viewing is recommended to fully appreciate the accommodation on offer.

EPC Rating

B

Measurements

Lounge	12'9" x 13'6" 3.89 m x 4.12 m
Dining Room	6'5" x 12'11" 1.95 m x 3.95 m
Kitchen	7'9" x 12'4" 2.36 m x 3.75 m
Bedroom 1	14'4" x 12'9" 4.37 m x 3.87 m
En-suite	8'0" x 7'9" 2.45 m x 2.37 m
Bedroom 2	14'4" x 11'5" 4.37 m x 3.48 m
Bathroom	7'6" x 7'1" 2.29 m x 2.13 m





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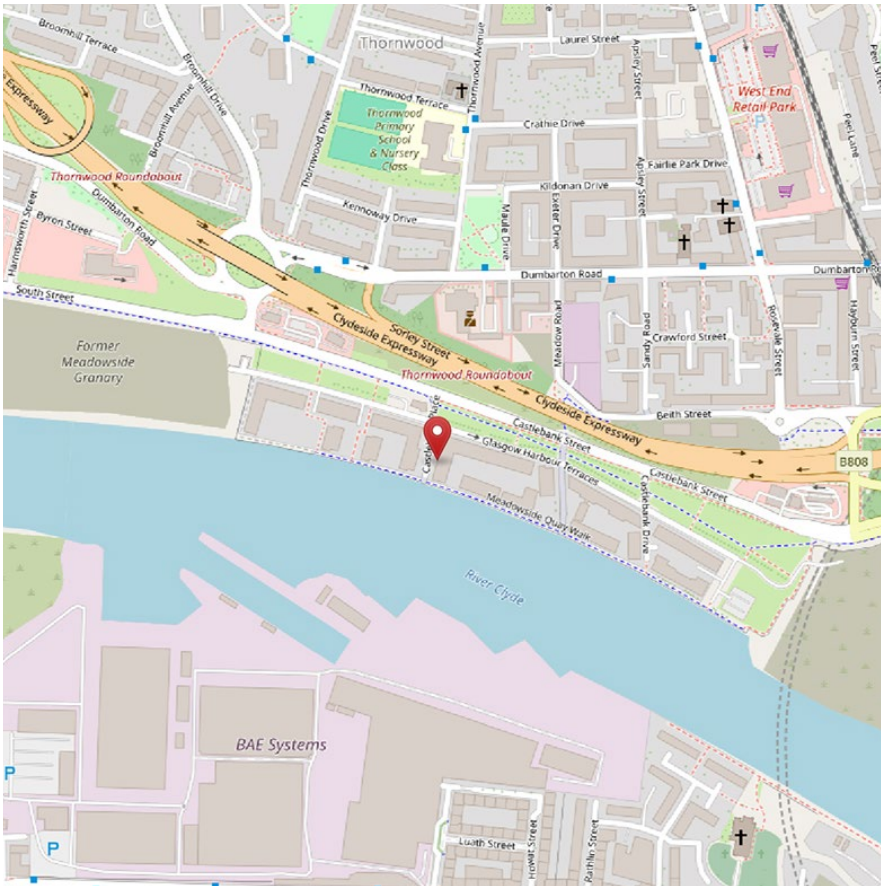

Travel Directions

From our office on Crow Road, proceed south towards Dumbarton Road, turning left at the junction. Continue along Dumbarton Road before turning right onto Coopers Well Street. Follow the road towards Glasgow Harbour, turning right onto Castlebank Street and subsequently left onto Castlebank Place, where number 15 is located.

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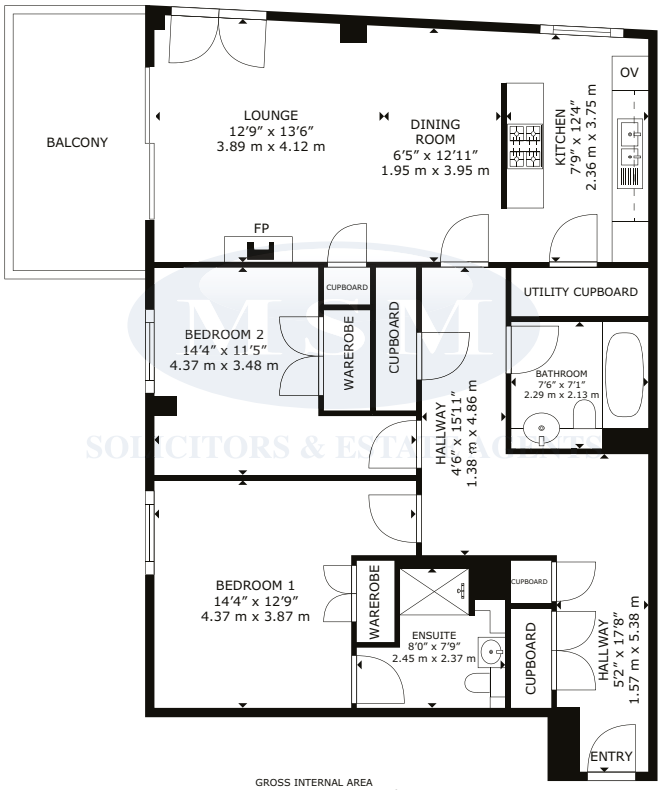
The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the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



GROSS INTERNAL AREA
FLOOR PLAN : 1,024 sq. ft , 95 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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