



RESIDENCE

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## 2 Bedrooms | 1 Public Rooms | 1 Bathrooms

Located within the popular Cadder area of Glasgow, this two bedroom first floor flat offers an excellent opportunity for buyers seeking a property with scope to add value through internal upgrading. The flat is well proportioned throughout and enjoys a bright, open outlook.

The accommodation is accessed via a well maintained communal close and comprises a welcoming reception hallway. The lounge is generously sized and benefits from excellent natural light, with direct access to a private balcony providing a pleasant space for outdoor seating or plants. The kitchen is positioned off the hallway and, while requiring modernisation, offers good storage potential and space for a range of appliances.

There are two well proportioned double bedrooms, both of which are fitted with built in wardrobes, providing ample storage. Completing the accommodation is a shower room, finished with a two piece suite plus walk in shower but offering further potential for upgrading to suit individual tastes.

Externally, the property is set within well kept communal gardens to the rear, providing attractive green space for residents to enjoy. Additional features include double glazing and a secure entry system.

This flat represents an ideal purchase for first time buyers, investors or those looking for a project in a convenient residential location, close to local amenities, public transport links and access routes to Glasgow city centre.

Early viewing is recommended to appreciate the potential on offer.



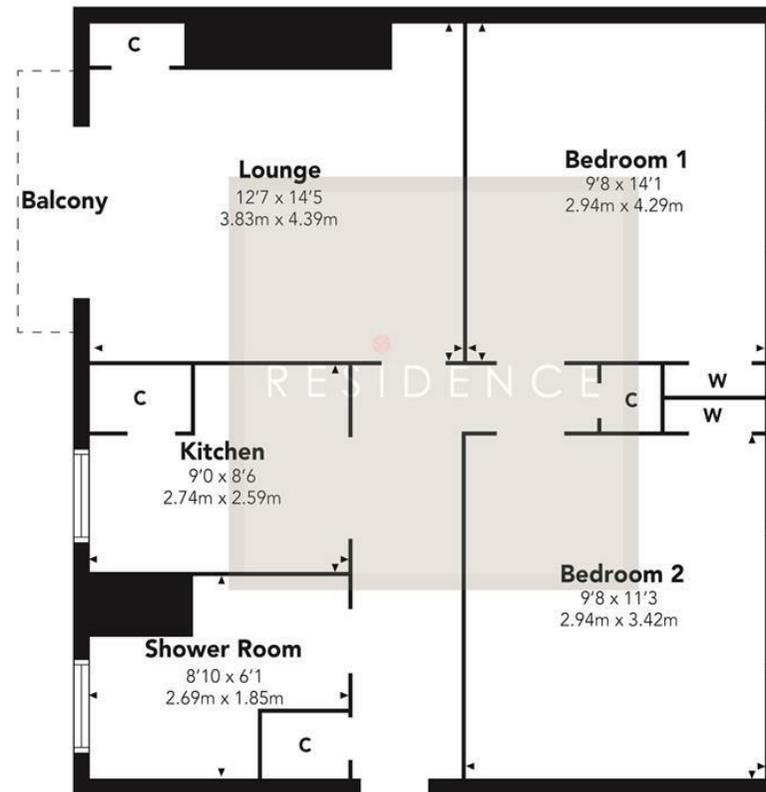
710.00 sq ft | EER = C



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# Skirsa Street



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.