



OFFERS OVER

£89,995

Bulldale Street

Glasgow, G14 0NG

## PROPERTY SUMMARY

Situated within a popular riverside cul-de-sac setting, this modern top-floor one-bedroom apartment offers an excellent opportunity for first-time buyers, downsizers or investors seeking a well-presented home in a highly convenient location. Early viewing is strongly advised to appreciate the standard of accommodation on offer.

Accessed via a secure entry system, the property sits on the third floor of a well-kept communal building. The welcoming entrance hall includes a useful storage cupboard housing the electric "wet" heating system, which operates through water-filled radiators. The bright and generously proportioned living room offers an attractive living space, enhanced by contemporary flooring and a tasteful, modern décor. The adjoining kitchen is well designed, featuring a range of crisp white wall and base units, complementary work surfaces, splashback tiling, a stainless-steel sink with mixer tap, and an integrated electric hob and oven, with space for additional appliances.

1



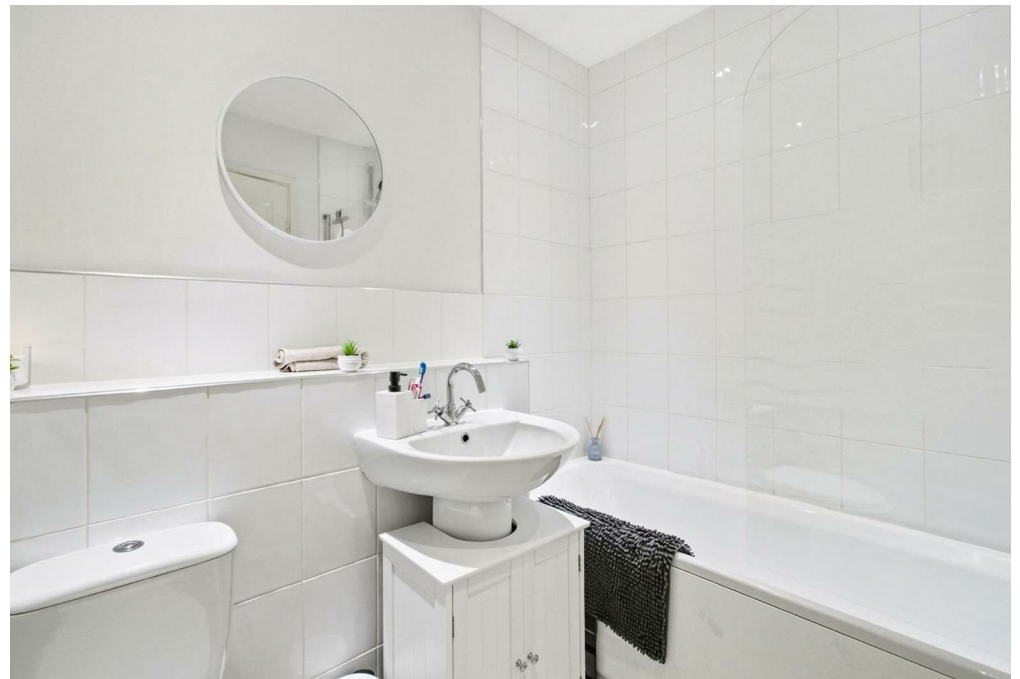
1



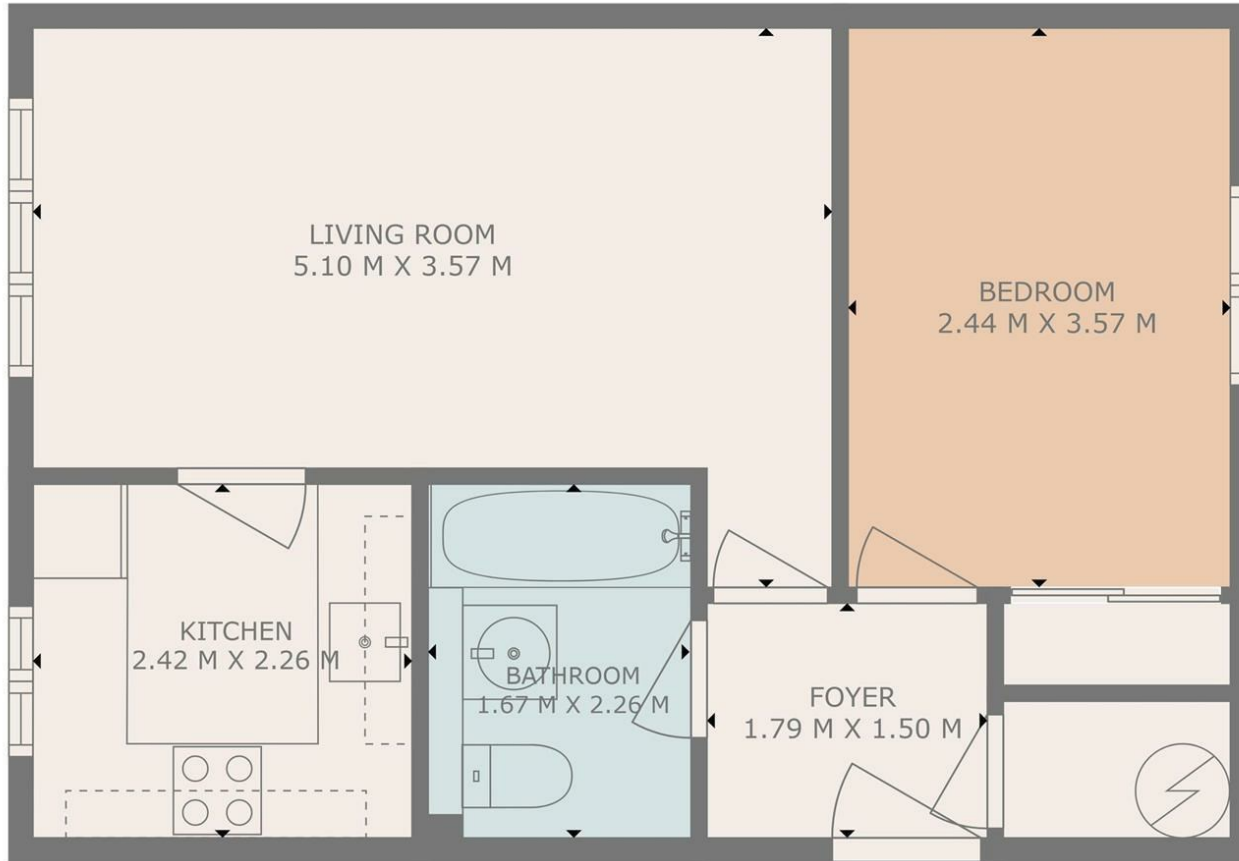
1











**LOCAL AUTHORITY**  
Glasgow City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**TOTAL: 39 m<sup>2</sup>**  
FLOOR 1: 39 m<sup>2</sup>

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



**HAXTON**  
PROPERTY

**OFFICE ADDRESS**

15 Station Road  
Dumbarton  
Dunbartonshire  
G82 1SA

**OFFICE DETAILS**

01389 719000  
info@haxtonproperty.co.uk  
www.haxtonproperty.co.uk