



SOLICITORS & ESTATE AGENTS



**Ground Floor Flat
1 Cluny Gardens, Jordanhill, Glasgow G14 9JU
Offers Over £89,995**



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

Description

Set within the popular and peaceful Cluny Gardens retirement development in the sought after Jordanhill area, this seldom available one bedroom ground floor flat offers well maintained and easily managed accommodation, surrounded by attractive greenery. Designed for residents aged 60 and over, the development enjoys a quiet residential setting with beautifully kept communal garden areas, creating a pleasant place to sit out and relax during the warmer months.

The building is designed for retirement living and benefits from a warden or house manager service, offering added reassurance while still allowing residents to enjoy independent living. Further benefits within the development include a secure communal entrance, well maintained communal areas, residents' parking and guest facilities.

The accommodation comprises a welcoming reception hallway with useful storage, leading through to a bright and spacious living and dining room. This generous main reception space provides plenty of room for both relaxing and dining, with a feature fireplace creating an attractive focal point and adding to the homely feel of the apartment.

The kitchen is positioned off the living area and is well arranged with a range of fitted wall and base units, offering practical workspace and storage for everyday use. The bedroom is a comfortable double room and is further enhanced by a walk in wardrobe, providing excellent additional storage.

Completing the internal accommodation is a shower room, finished with wet wall panelling for ease of maintenance and day to day practicality. Further features include electric heating and double glazing, helping to create a comfortable home throughout the year.

Cluny Gardens is ideally positioned for access to a wide range of local amenities, with shops and services available nearby on Crow Road, at Crow Road Retail Park and Anniesland Cross. Victoria Park is also within easy walking distance and provides a beautiful outdoor space for walks, relaxation and leisure, while Scotstoun Leisure Centre is also close by. The area is well served by regular bus links, nearby Jordanhill Railway Station and excellent road connections, providing convenient access to Glasgow City Centre, the West End and surrounding districts.

Overall, this appealing one bedroom retirement flat presents a fantastic opportunity to acquire a manageable home within a quiet, well cared for development in one of Glasgow's most desirable residential locations.

EPC Rating

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Measurements

Hallway	10'1" x 4'10" 3.06 m x 1.47 m
Lounge/Dining Room	16'7" x 12'0" 5.07 m x 3.65 m
Kitchen	13'3" x 6'0" 4.05 m x 1.82 m
Bedroom	14'5" x 9'7" 4.40 m x 2.92 m
Shower Room	6'0" x 4'11" 1.79 m x 1.51 m



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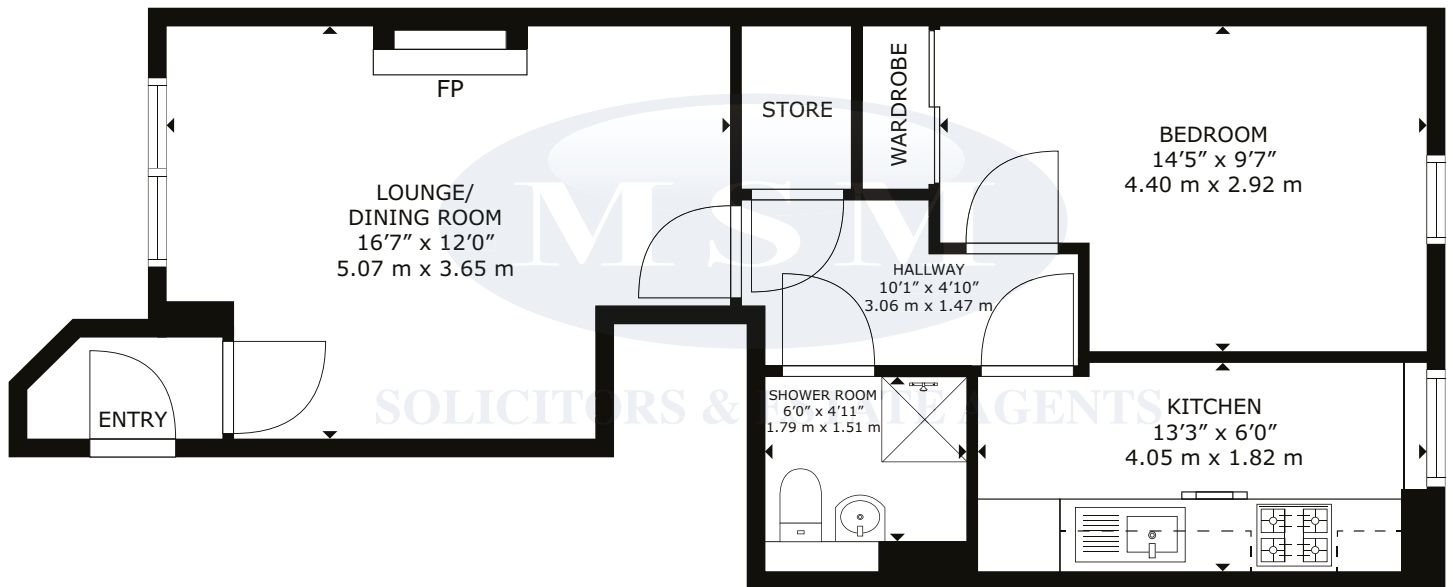
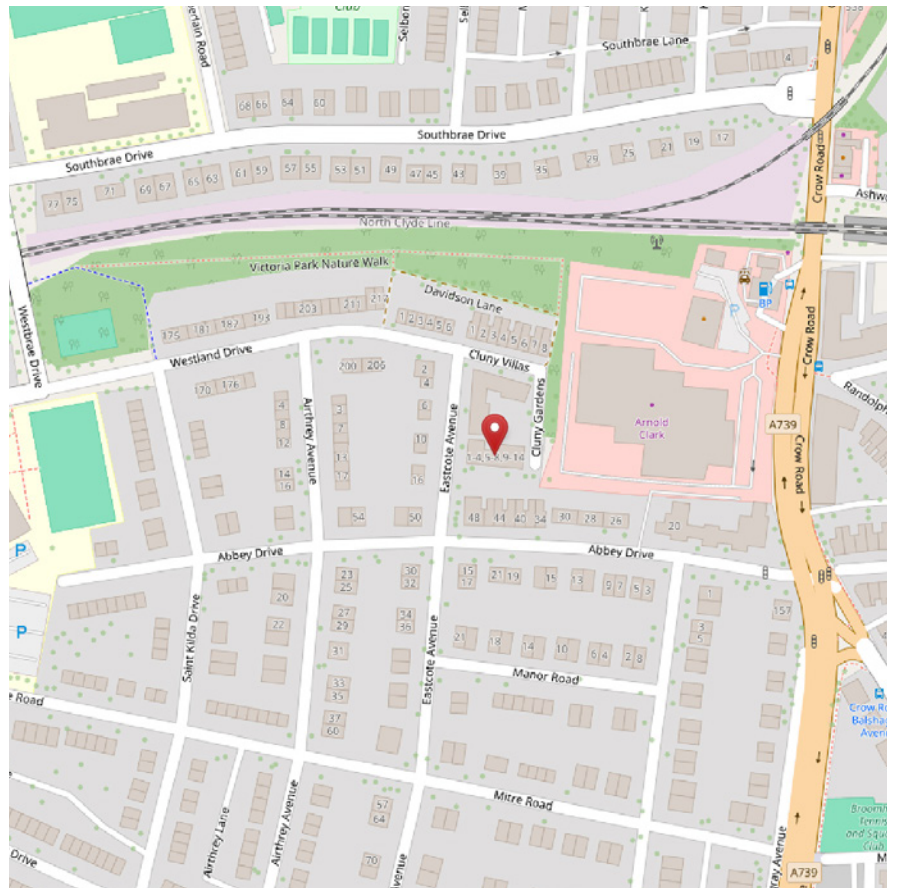
Travel Directions

From MSM, 43 Crow Road, Glasgow, head north west on Crow Road and continue towards Anniesland. Continue along Crow Road, passing through the Broomhill and Jordanhill area, then turn left onto Southbrae Drive. Follow Southbrae Drive for a short distance before turning right into Cluny Gardens. Continue into the development, where number 1 Cluny Gardens is located within the retirement development.

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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 : 549 sq. ft , 51 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.

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