



**Ardencraig Road, Glasgow G45 0PY**

welcome to

## Ardencraig Road, Glasgow

- Stunning First Floor Flat
- Bright Spacious Lounge
- Stunning Modern Kitchen With Balcony
- Two Double Sized Bedrooms
- Shower Room

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

# £85,000

Enjoying a prime position within this central and convenient location, this first floor flat is presented to the market with generously proportioned accommodation of a versatile layout.

The accommodation comprises of entrance hallway, bright spacious lounge, well equipped fitted kitchen which has a range of base and wall mounted units and balcony off, two double sized bedrooms and modern shower room.

The property further benefits from gas central heating, security entry system and on street parking.

Located within this extremely popular and convenient locale this property is well placed for a host of local amenities including shops and supermarkets. The area benefits from ease of access to Glasgow city centre which incorporates a more diverse range of facilities. Access paths onto the M8 motorway network which connects to the central belt and to Glasgow Airport are available within a respectable five minutes drive.

### Entrance Hallway

#### Lounge

15' 5" Max x 12' 5" ( 4.70m Max x 3.78m )

#### Kitchen

10' 9" x 9' 5" ( 3.28m x 2.87m )

#### Balcony

7' 10" x 4' 4" ( 2.39m x 1.32m )

#### Bedroom One

12' 6" Max x 10' 5" ( 3.81m Max x 3.17m )

#### Bedroom Two

15' 0" Max x 11' 3" ( 4.57m Max x 3.43m )

#### Shower Room

9' 5" x 6' 1" ( 2.87m x 1.85m )

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Property Ref:

BSD109119 - 0002



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Total floor area 67.5 m<sup>2</sup> (727 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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