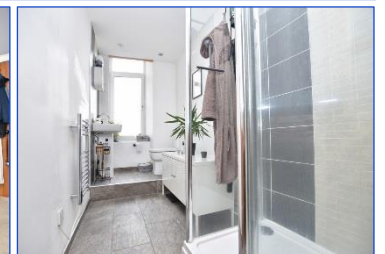




BestMove
SCOTLAND



**BLAIR &
BRYDEN**



SECOND FLOOR FLAT located in a traditional red sandstone building presented to the market in immaculate in condition. Hallway, lounge, dining kitchen, double bedroom, & shower room. Electric heating & DG. Secured entry communal rear gardens.

FLAT 2/1, 37 CROW ROAD, GLASGOW , G11 7RT

OFFERS OVER: £170,000

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rightmove

s1homes.com

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SECOND FLOOR FLAT located in a traditional red sandstone building presented to the market in immaculate in condition. Hallway, lounge, dining kitchen, double bedroom and shower room. Electric heating and double glazing throughout. Secured entry and communal rear gardens.

Welcoming hallway giving access to all accommodation. Storage cupboard. Fabulous sized lounge to the front featuring bay window providing natural sunlight throughout. Modern decor and original cornicing with complementing flooring. Modern fitted dining kitchen to the rear hosting a variety of modern wall and base units providing ample work and storage space. Tiled splashback under wall units together with complementing work and floor surfaces. Appliances included are:- integrated slimline dishwasher, extractor hood, electric hob and oven. Tiled splashback. Breakfast bar and fabulous dining area perfecting for entertaining.

The property benefits from a generous sized double bedroom located to the front. Tastefully decorated with window providing a bright space. Shower room hosting w.c, wash hand basin and double shower unit. Modern wall and floor tiling.

Early viewing of the property is highly recommended.

Centrally situated within this bustling and ever popular pocket of the West End, the property is immediately opposite the retail park with Sainsbury's, M&S Food and Boots amongst others, in addition to being a short walk from Dumbarton Road and Broomhill Cross offering a wide and varied range of shopping, public transport and social amenities, only minutes from Byres Road, City Centre, Expressway and Tunnel with the Queen Elizabeth University Hospital nearby.

ACCOMMODATION

Hallway - 3.38m(11'1")x2.23m(7'3")approx. excluding storage

Lounge - 5.05m(16'6")x4.02m(13'2")approx.

Kitchen - 5.22m(17'1")x3.06m(10'0")approx.

Bedroom - 4.52m(14'8")x3.05m(10'0")approx.

Shower room -

The agent has Not tested any apparatus, equipment, fixture Or services And cannot verify that they are In working order Or fit For their purpose, neither has the agent checked the legal documents To verify the tenure Of the Property. The prospective purchasers are advised To obtain verification from their Solicitor Or Surveyor. The above particulars whilst carefully prepared are Not warranted And Do Not form part Of any contract Of sale. Interested parties should have their own solicitor note their interest With the selling agents In order that they may be informed If a closing Date Is Set For the receipt Of offers. The sellers Do Not bind themselves To accept the highest Or any offer.

SELLING

Do you have a Property To sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation And advice On the sale Of your present Property. Should this be Of interest please ask For Linda Swan on 01475 788246 Or Harry Gray On 01475 558420.