



EXCELLENT FIRST TIME  
BUYER / BUY TO LET  
INVESTMENT PROPERTY

TWO BEDROOM TOP FLOOR  
FLAT

EARLY VIEWING ADVISED

London Road, Glasgow, G40 1NE

EVE Property are delighted to bring to the open sales market a two-bedroom, top floor flat within the heart of Bridgeton, Glasgow. Centrally located for all nearby amenities and transport links, this rare to market property will be of great interest to landlords, first time buyers and those looking to settle in the area and, as such, early viewing is strongly encouraged!

Offers Over £65,000





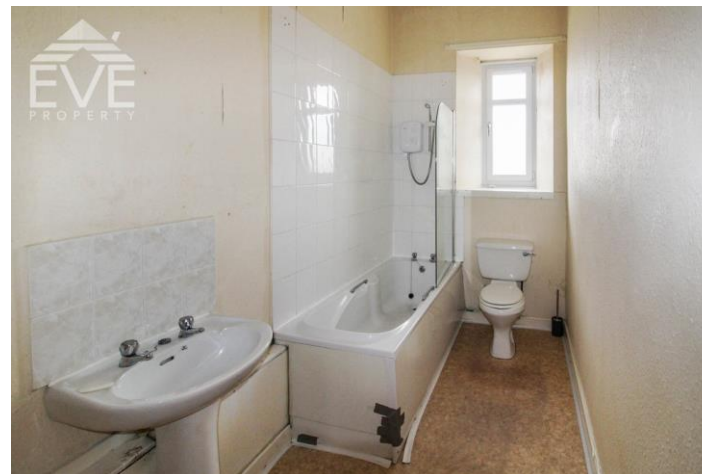
## Property Description

611 London Road is a 15 minute walk or 6 minute train journey to Glasgow City Centre and offers easy access by road or bus to M8 and M74.

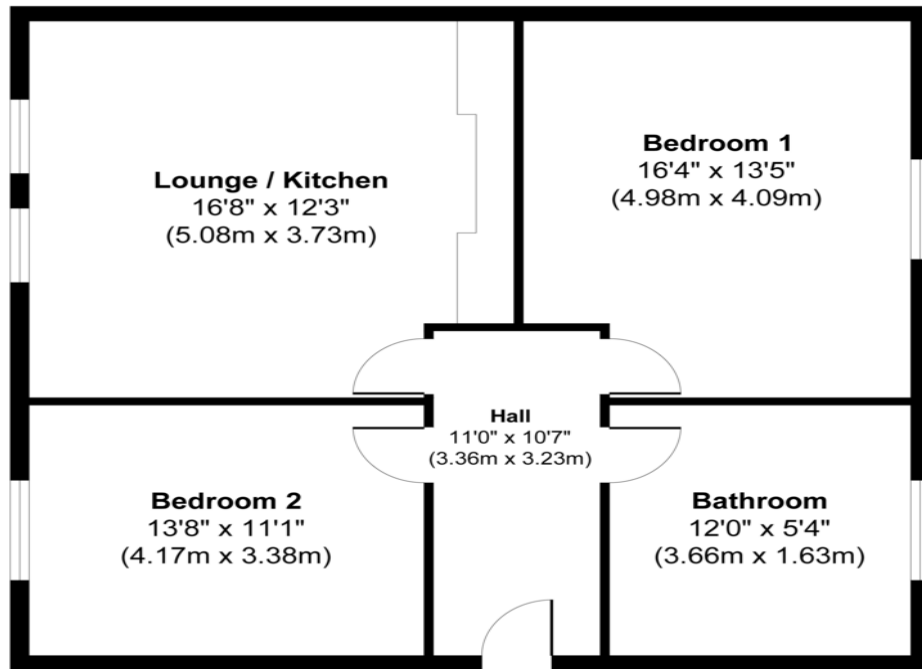
The property is located on the top floor of a communal building with only five other properties. The reception hallway is decorated in neutral colours with carpeted flooring - a theme that continues to the lounge and bedrooms. The open plan lounge and kitchen are spacious to accommodate a range of modern furnishings and bright with two large picture windows flooding the room with natural light. The fitted kitchen is equipped with an electric oven, electric hob, fridge freezer, washing machine and offers a range of wall and floor cabinets finished in cherry oak. Both bedrooms are a generous size with picture windows allowing natural light to flood in. The bathroom completes the accommodation on offer, partially tiled with white three piece suite and electric shower over bath.

Bridgeton and its neighbouring areas have undergone massive transformation in the last seven years as part of Clyde Gateway's regeneration plan. With the launch of the Athletes Village for the 2014 Commonwealth Games, the area is now bustling with new residential homes, office accommodation and community amenities. Glasgow Green and the People's Palace are a short walk away making the area an attractive option for tenants. The property is very well located for transport links including regular trains from Bridgeton Station, excellent road links to the nearby M8 and M74 motorways and local bus services offering a variety of routes.

Home Report and further information available on request.

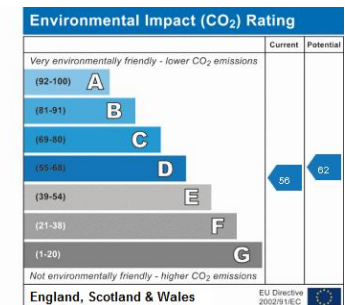
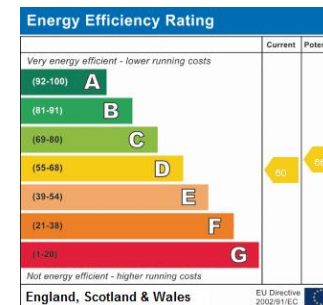


**Flat 3/2, 611 London Road, Glasgow, G40 1NE**



**Floor Plan**  
**Approximate Floor Area**  
**858 sq. ft**  
**(79.69 sq. m)**

**Approx. Gross Internal Floor Area 858 sq. ft / 79.69 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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