

# Fulton's

Solicitors & Estate Agents

*Experience the Difference*



## **TRADITIONAL THIRD FLOOR FLAT**

Flat 3/ 1, 1057 Cathcart Road  
Mount Florida, Glasgow. G42 9AF



Lounge

## Description

Occupying the Third Floor position within a red sandstone fronted building, this well proportioned flat offers excellent potential for the discerning purchaser. Although requiring internal upgrading, the property benefits from the installation of double glazed window units; laminated wood floors; a secured door entry system and communal paved courts to the rear.

The accommodation extends to reception hall with laminated wood floor and access off to all apartments. The bright lounge has a double glazed bay window formation to the front with recessed display area adjacent and laminated wood floor. The kitchen offers wall mounted and base storage units with complementary work surfaces, slot in style gas cooker, under counter storage of fridge, freezer and washing machine. There are two good sized double bedrooms with laminated wood floors and a bathroom with three piece suite comprising bath, wc and pedestal wash hand basin, opaque double glazed window.

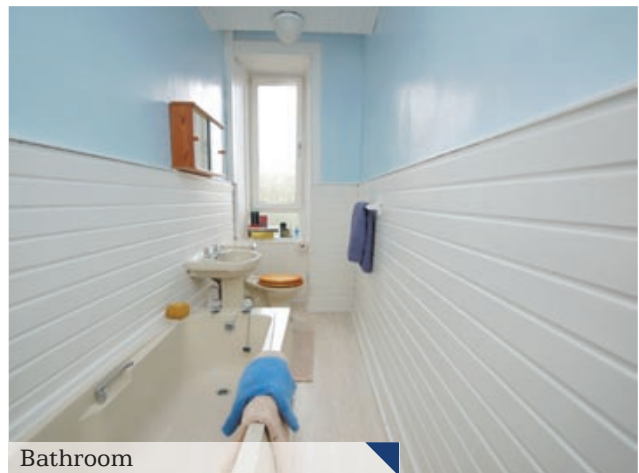
INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE EXCELLENT POTENTIAL OFFERED WITHIN THIS FLAT.



Kitchen



Bedroom



Bathroom

## Location

The subjects are ideally located for access to public transport service links with bus routes close to hand and Mount Florida railway station within 2-5 minutes walking distance enabling commuters fast and direct routes to Glasgow City Centre and surrounding areas. The completion of the new link to the M74, which is sited only a short journey away provides access to the main M74. There are local shops catering for day to day requirements with a 24 hour Asda supermarket within a five minute drive.

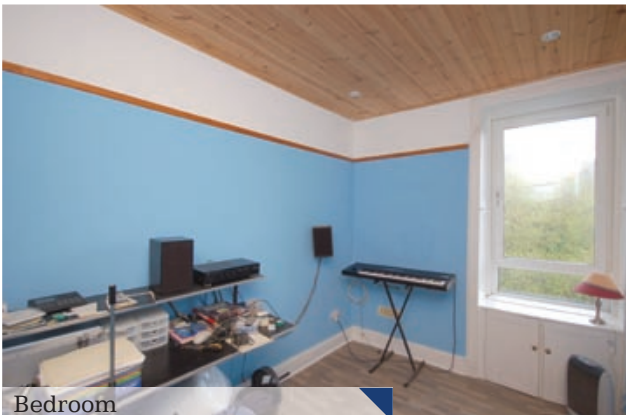
## Accommodation

Reception Hall	17' 7" x 8' 10"
Lounge	14' 7" x 11' 3"
Kitchen	10' 3" x 5' 2"
Bedroom One	12' 4" x 10' 6"
Bedroom Two	11' 8" x 7' 10"
Bathroom	12' 9" x 4' 7"

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Bedroom



## Travel directions

From Fulton's on Cathcart Road travel north on Cathcart Road where the property is located on the right hand side.

## Viewings

Telephone Fulton's 0141-649-2020  
between 9am – 9pm Monday to Friday and between 10am – 4pm Saturday and Sunday.

## Inclusions

Light fittings. Gas cooker, washing machine, fridge and freezer.

## EPC rating

E

## Entry date

By arrangement

## Offers

Formal offers are invited. All offers and intimations of interest should be submitted to Fulton's, Solicitors & Estate Agents, 1087 Cathcart Road, Mount Florida, Glasgow, G42 9XP 0141 649 2020. Facsimile No 0141 649 0301.

## Notes on sale

All services and any items of a mechanical and working nature in the Subjects are untested and no warranty is given as to their condition. Any Prospective purchaser must satisfy the selves as to the condition of any Central heating system including boilers and radiators, gas/ electric fires. And any other items or installations of a mechanical or working nature. All measurements, distances and areas are approximate. If there are any Aspects of these particulars that you wish clarified please contact our Office and we shall be pleased to check the information. The foregoing details do not form any part of a contract.

## Contact us

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Fax: 0141 649 0301  
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GSPC Ref: 227712



## Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.