

29 Corrour Road 2/2, Newlands, Glasgow, G43 2DY



Situated in the popular Newlands area this spacious 2 bedroom second floor flat will make an excellent starter home.

The property is in need of some upgrading and this is reflected in the asking price.

The property



The accommodation comprises hall, lounge/dining room, well fitted kitchen, 2 double bedrooms and modern shower room. The property benefits from gas central heating, double glazing and good storage.

The property is conveniently placed for local amenities including shops and public transport routes adjacent on Kilmarnock Road. The area benefits from excellent public transport services providing first class commuting links to Glasgow City Centre, the West End and beyond. In addition The Victoria Infirmary, Langside College and Queens Park are all within 2 miles. The M77/M8 motorway network is also available within 3 miles.

GARDENS

There is a communal gardens to the rear of the property.

FACTOR

Ross & Liddell.

COUNCIL TAX

Glasgow City Council band D.

ENERGY PERFORMANCE RATING

The energy performance rating on this property is D.

HOME REPORT

The Home Report can be downloaded from the OneSurvey website.



HALL

LOUNGE 5.23m x 3.64m (17'2" x 11'11")

DINING AREA 2.97m x 2.11m (9'9" x 6'11")

KITCHEN 2.88m x 2.82m (9'5" x 9'3")

BEDROOM 1 4.37m x 3.37m (14'4" x 11'1")

BEDROOM 2 3.78m x 3.21m (12'5" x 10'6")

SHOWER ROOM 2.15m x 1.96m (7'1" x 6'5")

AGENTS NOTE:

Measurements

Our quoted room sizes are approximate and only intended for general guidance. They have been rounded up or down to the nearest three inches (7.5cm). You are particularly advised to verify all dimensions carefully especially when ordering any carpets or in built furniture or fittings.

Services

Please note we have not tested the services or any of the equipment or appliances in this property. Accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

Photographs

In order to obtain the most accurate representation of the property we use cameras with zoom and telephoto features. This may result in a wide angle shot in some instances. Additionally the exterior photograph may have been taken from a vantage point other than the front at street level.



TRAVEL DIRECTIONS

From our office heading south on Kilmarnock Road, turn left at the second set of traffic lights into Newlands Road. Take second left into Lubnaig Road and at the end turn left into Corrour Road. The property is situated on the right hand side.

VIEWING

By appointment, please, through Paul Murphy Estate Agents. 0141 428 3021.

THE NEXT STEP

For free, impartial and independent mortgage advice speak to Alan Orr, Braehead Mortgages, our in house advisor. To register your interest in this property please contact Paul Murphy on 0141 428 3021.

OFFERS

All offers and intimations of interest are being handled by Paul Murphy Estate Agents. Our client is not bound to accept the highest, or any offer.

MARKET APPRAISALS

For an up-to-date market appraisal on your own property, please contact Paul Murphy. This is a complimentary service and will help you to calculate your purchasing power.

LAND/Common Areas and Parking

A full and detailed description should be sought by any interested party, nominees or agents of the foregoing by confirming the terms of the Grounds and Burdens section of the Title Deeds whereby they will be deemed satisfied.

All our properties can be viewed online at:

www.paulmurphyestateagents.com

www.rightmove.co.uk



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