Ground Floor Flat
0/2 1137 Cathcart Road, Mount Florida, Glasgow, G42 9HF
Fixed Price £65,000
Attractive starter flat in the heart of this most popular locale with a host of amenities close by and only a 2 minute walk to Mount Florida train station.

Comprising freshly decorated apartments of entrance hall, appealing lounge, fitted kitchen (located in recess to rear of lounge), bright double bedroom and bathroom with electric shower.

Special features include programmable electric heating, double glazing and controlled entry system.

The property further benefits from a large storage cupboard within the common close area having power supply and plumbing for washing machine. EPC F.

Early viewing strongly recommended.

TRAVEL DIRECTIONS
Heading from our Mount Florida office away from the City Centre on Cathcart Road, number 1137 is situated on the right hand side just at the junction with Battlefield Road.

ENTRANCE HALL: 5'0 x 8'0  (1.53m x 2.44m)
Entry via timber framed door to hall with apartments off. Large storage cupboard housing gas meter and electrical switchgear to left. Door entry intercom adjacent door. Feature coat rack to right. Pulley drier to ceiling. Laminate wooden flooring. Power point.

LOUNGE: 14'5 x 10'5  (4.39m x 3.18m)
Appealing lounge having aspects of rear court via UPVC framed tilt and turn double glazed windows. Wall mounted programmable electrical panel heater to left. Several useful built in storage areas. Laminate wooden flooring. Power points.

KITCHEN
Fitted kitchen to recess at rear of lounge, offering wall and floor mounted units, complimented by worktop space with new built in gas hob and electric oven. Sink unit to left. Extractor fan. Laminate wooden flooring. Powerpoints. Gas point. Electric cooker point.

BEDROOM: 11'3 x 13'4  (3.43m x 4.06m)
Bright double bedroom having aspects to front via twin UPVC tilt and turn double glazed windows. Wall mounted programmable electrical panel heater to left. Several useful built in storage areas. Laminate wooden flooring. Power points.

BATHROOM: 6'0 x 5'5  (1.83m x 1.65m)

INCLUDED IN THE SALE
All curtains, all light fittings, gas hob, electric oven, kitchen units, sofa in lounge, bed, bedside cabinet, 2 x wardrobes, 2 x drop leaf tables in bedroom (fitted to wall), 2 x electric panel heaters and bathroom fitments.

DISCLAIMER: Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this 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.

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