



G-1, 1 Bouverie Street Yoker



## G-1, 1 Bouverie Street **Yoker G14 0PD**

### Viewing:

by appointment with  
Caledonia Property

**0333 241 3333**

**EPC:** Band D

**Ref No:** C1247



Rarely available, well proportioned ground floor apartment situated within a popular and convenient area. Accommodation comprises: Lounge, fitted kitchen, double bedroom with built-in wardrobes and a partially tiled bathroom with shower. The subjects benefit from double glazing, a secured door entry system and a communal drying area. Energy rating: Sold as seen, no warranties or guarantees given.

Yoker is located on the edge of Glasgow near to the River Clyde and is an extremely popular location for commuters into the city. Easy access to Dumbarton Road mean the City Centre is only 15 minutes away by car or public transport. Furthermore, it has local shopping and schooling readily available and the popular Great Western Retail Park is only moments away. There are also excellent facilities for sport and leisure within the vicinity

Scotland's quality online estate agent with a High Street presence.

**Your local High Street office:** 2 Dumbarton Road, Clydebank G81 1TU **T.0333 241 3333** **E.clydebank@caledoniaproperty.co.uk**

Please Note - Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. No services, equipment or central heating have been tested and no warranty is given or implied that these are in working order or that they are connected to a supply. Buyers are advised to see their own verification in this regard.