



GLASGOW - Flat 3/3, 895 Dumbarton Road, G11 6NA

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RARELY AVAILABLE THIS THIRD FLOOR ONE BEDROOM APARTMENT SET IN THIS TRADITIONAL SANDSTONE TENEMENT OFFERS FULLY UPGRADED WELL PROPORTIONED ACCOMMODATION CONVENIENTLY LOCATED MINUTES FROM ALL AMENITIES.

Accommodation comprises secure entry entrance hallway, bay window lounge, modern kitchen bedroom and bathroom.



Price

Offers should be submitted in Scottish legal form to the Sole Selling Agents, G&S Properties, Exchange House, 50 Drymen Road, Bearsden, G61 2RH.

The Home Report can be accessed at:-
www.sellerspack.co.uk
Postcode: G11 6NA

Services

The property is connected to mains water, gas, electricity and drainage. Heating is by means of gas fired central heating system also heating domestic hot water supply. The property benefits from UPVC double glazed sealed units throughout.

Fixtures & Fittings included in the sale:

All fitted floor coverings, curtains and blinds. All integrated appliances.

Vendor

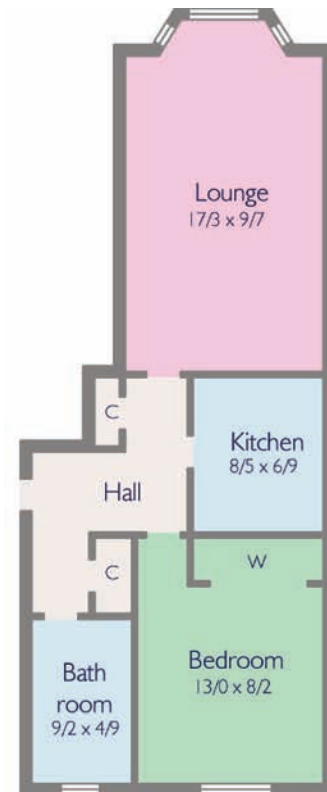
Clients of G&S Properties

Negotiator

Anne MacColl/Mark Adams

Reference

3451



Entrance hallway

Lounge	9'7" x 17'3"
Kitchen	6'9" x 8'5"
Bedroom One	13' x 8'2"
Bathroom	9'2" x 4'9"



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Travel Directions

From the Agents office on Drymen Road head south-east on Drymen Road towards Ellergreen Road. At the roundabout, take the 3rd exit onto Switchback Road/A739 and continue straight onto Crow Rd/A739 and then exit onto A814 towards M8 East/City Centre/Partick, use the left 2 lanes to take the exit towards Broomhill/Whiteinch. At the roundabout, take the 4th exit onto Dumbarton Road and the destination will be on the left.

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested. We have not tested any electrical or other appliance/equipment and purchaser should make their own enquiries. No warranty is given. All sizes are approximate only. Plan is schematic only.

G & S Properties give notice that:

- 1) These particulars do not form any part of an offer or contract.
- 2) They are intended to give a fair description of the property, but neither G & S Properties nor the vendor accepts responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.

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