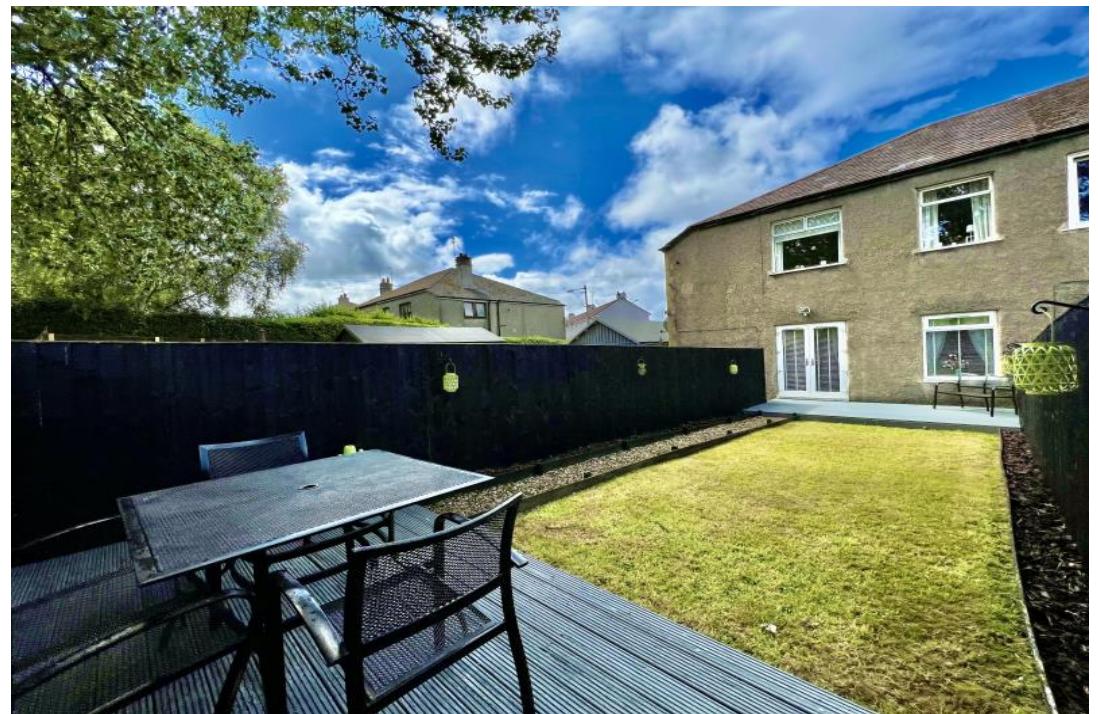
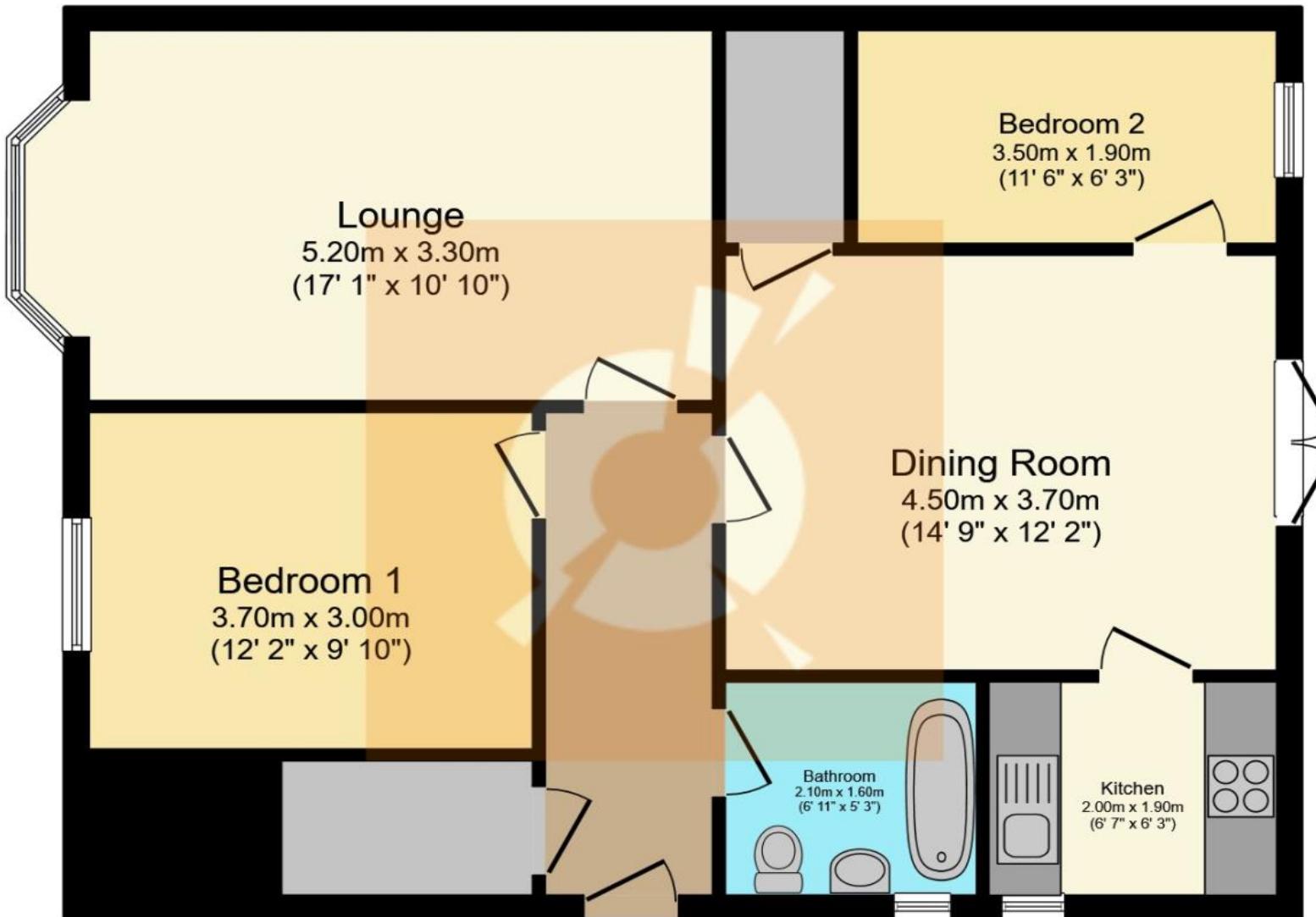




497 Chirnside Road, Glasgow

Offers Over £109,995





**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Welcome to No.497 This fabulous ground floor apartment has been presented to the market in immaculate condition and offers stylish and flexible accommodation which is sure to appeal to a wide range of buyers. The property is ideally situated within walking distance from a host of excellent local amenities and public transport that offer regular services to Glasgow City Centre in just 10 minutes.

Upon entering, you're welcomed through the bright & airy reception hallway which has been presented in pristine condition and setting the tone for the rest of the home. The family lounge is superbly stylish with neutral décor, wall coverings and carpet along with LED spotlights a recessive fireplace which fills the room with a delightful warmth.

The well-appointed kitchen holds ample storage in the form of oak effect wall and base mounted cabinetry, paired with dark granite effect worktops for a fashionable and efficient workspace. The kitchen further benefits from an integrated four ring gas cooker and oven along with ample space for freestanding appliances. Off the kitchen is a wonderful formal dining room and bar area offering a fabulous space for entertaining guests. The dining room also has chic french doors which can be opened onto the decking area.

Within this stunning apartment are two generously proportioned bedrooms with Bedroom Two offering flexible living with a multitude of uses such as a home office or dressing room. Completing the home internally is a bright & airy three-piece family bathroom comprising of a bathtub with overhead shower, W.C. and wash hand basin.

The rear garden is fully enclosed with a manicured lawn section and two sociable decking areas; perfect for dining alfresco during the summer months.

Gas central heating & double glazing throughout provides the home with a delightful warmth.

There is a great selection of local amenities including shops, supermarkets, schools and transport services. Bus and rail links give regular access throughout the area into Glasgow City Centre and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre and the Queen Elizabeth Hospital.

Please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

[www.thepropertyboom.com](http://www.thepropertyboom.com)

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)