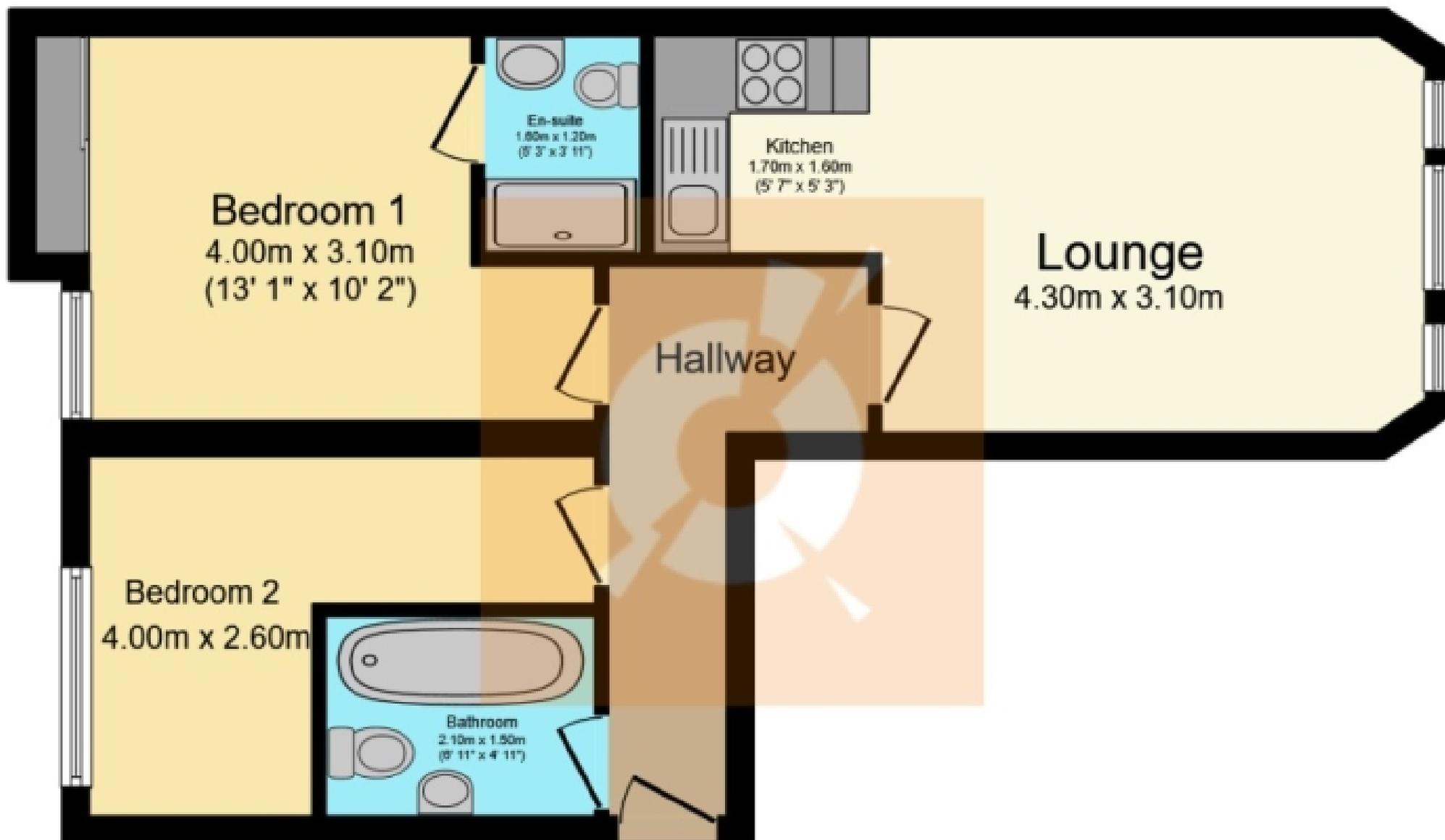




2/1, 182 Newlands Road, Glasgow

Offers Over £105,000





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 apartment 2/1, 182 Newlands Road. This fantastic property is located within the highly sought after G44 postcode and close to a whole host of well-known shops and eateries as well as being a short drive to the Silverburn Shopping Centre. Located close to transport links and schools, this property truly is in the ideal location for professionals, students or families alike! A well-maintained communal close lead you to the second floor where apartment 2/1 is located. Upon entering the property you are greeted with fabulously high ceilings and light, bright décor. Quality oak effect flooring starts in the entrance hallway and runs throughout the entire property creating an elegant and classy feel throughout.

The lounge is well-proportioned and boasts modern décor. It benefits immensely from the three large double-glazed window formations from which an abundance of light flows in. From the lounge there are fabulous sightlines through to the master bedroom window, allowing plenty of light to fill the entire property. A designated dining space located within the lounge creates the perfect spot for entertaining guests or having family dinners together. The open plan kitchen sits off of the lounge. The light wood-effect base and wall mounted cabinetry provide ample storage within the kitchen and are paired with dark countertops and stainless steel splashbacks for an efficient yet stylish workspace. There are many integrated appliances including a four-ring electric hob, oven and stainless-steel sink. Additionally, an under-the-counter washing machine, microwave and stand-alone fridge-freezer occupy the kitchen, each of which can be included in the sale subject to an agreed offer. The property has two bedrooms. The master bedroom is fabulously spacious and boasts plenty of built-in storage space. The master bedroom also contains its own modern, partially tiled en-suite which includes a w.c, wash hand basin and a large walk-in shower. Bedroom two also has built in storage solutions and benefits from the wealth of light flooding in through the fabulously high windows. Completing this excellent apartment is the airy three-piece family bathroom. The bathroom features a wash hand basin, w.c unit and a large bathtub which also has an overhead shower. The bathroom provides convenient built in shelving and storage solutions.

Moving to the outside of the property, to the rear sits a well-maintained communal garden. With both lawned and paved areas, as well as a useful drying area this garden really has something for everyone. The property benefits from both double-glazing and gas central heating via the quality Worcester-Bosch boiler, helping to keep the home warm and cosy all year long. Additionally, the property is pre-fitted with the regulation interlinked fire and heat alarms, ideal for potential landlords who are looking to keep up with regulations. There is on-street parking surrounding the property, allowing plenty of space for parking close to your home!

The property hugely benefits from excellent local amenities. There are many restaurants, well-known shops and amenities surrounding the property, including the popular silverburn shopping centre which is only a 10 minute drive away. There are primary schools and secondary schools in the surrounding area which are each a short drive away. Please consult The Property Booms school catchment and performance tool on our website to receive detailed information on the choice of schooling in the area from primary through to secondary level. This property is only a 5 minute walk to the local Cathcart Train station which will take you into Glasgow in less than 15 minutes. Transport links are super with the M77 motorway offering a fast commute to Glasgow City Centre. Viewing by appointment - 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.

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