



Holmlea Road | | Glasgow | G44 4AB

Offers Over £160,000

**moving**

ESTATE AGENTS

Moving Estate Agents are delighted to welcome Holmlea Road to the market.

An excellent two-bedroom first-floor flat, in true walk-in condition. This fantastic property would make an ideal investment or first-time buy.

#### Property Description

This traditional sandstone flat in the Battlefield area offers accommodation all on one level. Taking the stairs from the secured entry common close you enter the property. On entry, you step into a welcoming reception hallway, from where you will have access to all rooms. Straight ahead to the front of the property is the lounge with open plan modern kitchen with a range of floor and wall-mounted units, integrated appliances and contrasting work surfaces. From the hall, there is access to two double bedrooms. Finishing the accommodation is the family bathroom with a three-piece suite and shower over bath with floor-to-ceiling tiling. The property itself has a bright and spacious feel with open outlooks giving lots of natural light.

The property further benefits from Gas Central Heating, Double Glazing, and communal rear gardens.

Holmlea road is ideally placed for local shopping which can be found on Battlefield Road. Public transport services by both road and rail run on a frequent basis connecting Cathcart with Glasgow City Centre and surrounding areas. Battlefield offers a host of bars, restaurants, coffee shops and delicatessens. Sports and recreational facilities are available at the nearby Queens Park.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

