



Angus Avenue | | Glasgow | G52 3EU

Offers Over £55,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Angus Avenue.

A one-bedroom traditional, ground-floor flat. Making the ideal first-time buy or buy to let investment.

Property Description
This traditional ground-floor flat in Cardonald needs a light refurbishment and offers accommodation all on one level.

On entering the property through the security door, you step into a welcoming reception hallway, with the main door to the flat facing you. Entering the main hall of the property, you can access all rooms. Off the hall is the family bathroom with a white three-piece suite and a shower over the bath. The bright and spacious lounge is at the rear of the property, with large picture windows that let in lots of natural light. Just off the hall is the galley-style kitchen with a range of base and wall-mounted units and contrasting worktops. The accommodation comprises one bedroom to the rear, just off the lounge, with built-in storage.

The property further benefits from Gas Central Heating, Double Glazing, and a private communal garden to the rear.

Angus Avenue itself provides an array of local amenities. Including supermarkets, shops, bars, restaurants and transport links. Regular buses and an underground Subway are also located on Paisley Road West, giving easy access to the Whole of Glasgow City Centre.

The M74, M77 and M8 motorway network is also close by leading to Glasgow International Airport, Glasgow City Centre as well as other nearby locations.

Sold as seen. Your attention is drawn to the fact that we have been unable to confirm whether certain items included in the sale of the property are in full working order. Any prospective purchasers must accept that the property is for sale on this basis.

Please refer to the sellers commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the property can be found here.

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.

