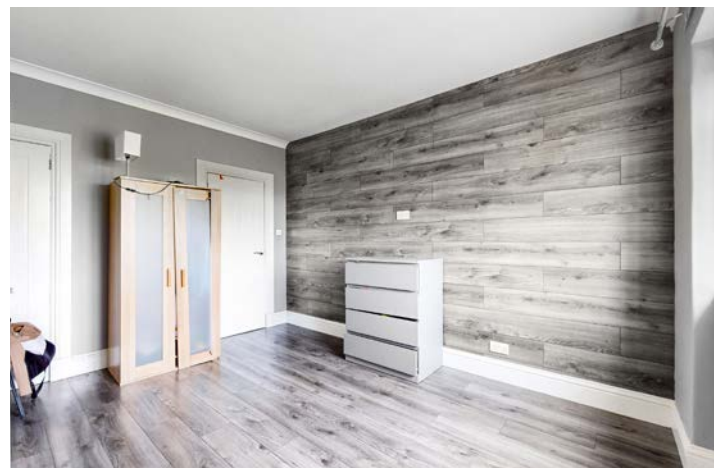




SOLICITORS & ESTATE AGENTS



First Floor Flat
Flat 1/02, 15 Crowlin Crescent, glasgow, G33 3PG
Offers Over £65,000



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Flat 1/02, 15 Crowlin Crescent, Glasgow, G33 3PG is a well-maintained and generously proportioned first-floor flat, located within a sought-after residential development in the east end of Glasgow. Offering an excellent opportunity for first-time buyers, buy-to-let investors, or those looking to downsize, the property is presented in move-in condition and combines modern living with everyday practicality.

Upon entering the flat, you are greeted by a bright and welcoming hallway that provides access to all main apartments. The lounge is spacious and filled with natural light, enhanced by direct access to a private balcony seating area that overlooks the surrounding neighbourhood—perfect for enjoying a morning coffee or evening relaxation. The adjacent kitchen is both stylish and functional, featuring sleek white gloss wall and base units paired with striking black worktops. It comes complete with a built-in electric oven and hob, an extractor fan, and designated space for additional appliances, offering everything needed for convenient everyday use.

There are two well-proportioned double bedrooms, each offering ample space for furniture and storage. The main bedroom in particular benefits from a peaceful outlook over the rear of the development. The bathroom has been recently upgraded and features a modern white three-piece suite with over-bath shower, stylish tiling, and chrome fittings.

Further benefits include double glazing throughout, a secure door entry system, and communal gardens maintained to a high standard. There is also ample residents' and visitor parking available within the development.

Situated in a quiet, family-friendly area with easy access to local shops, supermarkets, and recreational facilities, the property is also well-served by public transport, with regular bus services and nearby train stations offering direct routes into Glasgow city centre. Major road links including the M8 and M80 are also easily accessible, making commuting straightforward.

The Energy Performance Certificate rating for this property is Band E. This attractive flat is offered to the market at offers over £65,000, representing excellent value in the current market.

EPC Rating

E

Measurements

Lounge	12'11 (3.95m) x 16' (4.88m)
Kitchen	9'4 (2.85m) x 9'9 (2.97m)
Bedroom 1	12'11 (3.95m) x 10'9 (3.28m)
Bedroom 2	12' (3.66m) x 10'1 (3.06m)
Bathroom	12' (3.66m) x 4'9 (1.45m)
Balcony	6'4 (1.94m) x 9'2 (2.80m)



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Travel Directions

Head east on Crow Road (A739). Merge onto the A814 towards the city centre. Join the M8 motorway eastbound. Exit at Junction 11 for Stepps/Cranhill. Follow signs for Cranhill via the B765. Turn onto Bellrock Street, then onto Crowlin Crescent.

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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. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
FLOOR PLAN: 743 sq. ft., 69 m²,
EXCLUDED AREA: BALCONY: 43 sq. ft., 4 m².
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. 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.

43 Crow Road, Partick, Glasgow G11 7SH
Telephone 0141 339 5252, Fax 0141 339 4617

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