



SOLICITORS & ESTATE AGENTS



Tenement Flat
Flat 3/2, 181 Copland Road, Glasgow G51 2UW
Offers Over £120,000



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

Description

Spacious two bedroom tenement flat with additional boxroom and storeroom, positioned on the third, top, floor and offering great potential for those looking to put their own stamp on a home. Entry is via a well maintained communal close, leading to the property's private front door. Once inside, a large and welcoming entrance hallway provides excellent storage and links to all apartments. The bright and generously proportioned living room features a distinctive corner bay window which floods the space with natural light and creates an airy, open feel.

The kitchen is well sized with ample room for dining and includes a separate utility storage area, ideal for laundry or pantry use. Both bedrooms are spacious doubles, offering flexibility for various furniture layouts, while the additional boxroom could serve as a home office, nursery, or dressing room. The property also includes a separate storeroom, perfect for keeping household items neatly tucked away. While some modernisation is required, the generous room sizes, high ceilings, and traditional features provide an excellent base for renovation and personalisation.

The property benefits from gas central heating and on street parking. To the rear, there is a shared garden with a paved section for hanging washing, along with space for outdoor seating. Located in Glasgow's G51 district, the property is within easy reach of a wide range of local amenities including shops, supermarkets, cafes, and schools. Excellent public transport links by bus and rail provide quick access to Glasgow city centre, while road links via the M8 motorway and Clyde Tunnel make commuting simple. Bellahouston Park and other green spaces are nearby, offering recreational options within walking distance. The area also benefits from close proximity to the Queen Elizabeth University Hospital, Ibrox Stadium, and the vibrant Pacific Quay area, home to media hubs, riverside walks, and cultural attractions.

EPC Rating

C

Measurements

| | |
|----------------------|-------------------------------|
| HALLWAY | 22'9" x 8'11" 6.93 m x 2.72 m |
| LOUNGE | 19'5" x 21'8" 5.92 m x 6.60 m |
| KITCHEN/ DINING ROOM | 11'9" x 22'2" 3.58 m x 6.76 m |
| BEDROOM 1 | 18'8" x 13'7" 5.69 m x 4.14 m |
| BEDROOM 2 | 10'7" x 15'5" 3.23 m x 4.70 m |
| BATHROOM | 5'11" x 15'5" 1.80 m x 4.70 m |
| STORE | 6'4" x 6'9" 1.93 m x 2.06 m |



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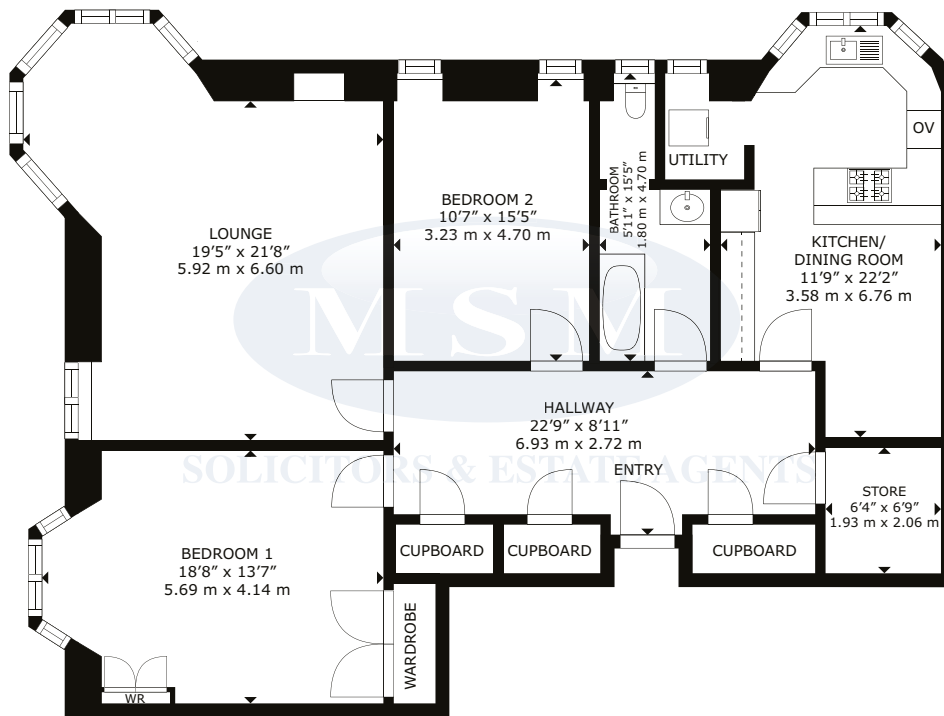
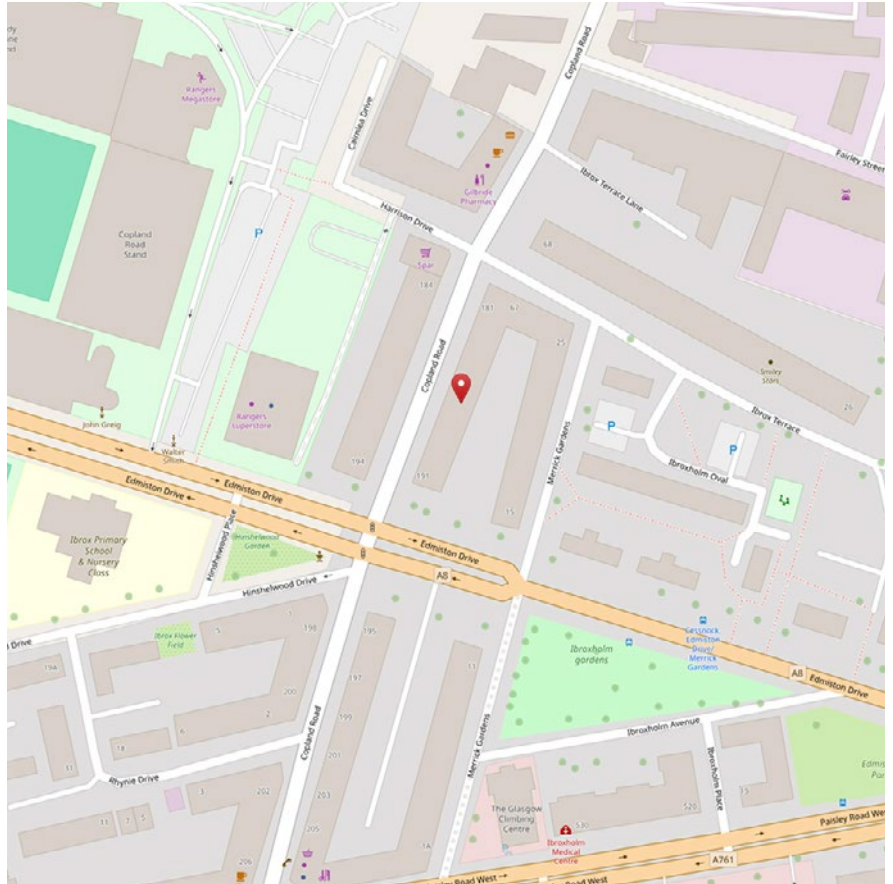
Travel Directions

From MSM, head south to Dumbarton Road (A814) and follow signs for the Clyde Tunnel (A739). After the tunnel, exit for Govan/Ibrox onto Broomloan Road. Turn left onto Copland Road (B768) and 181 will be on the left.

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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: 1,444 sq. ft., 134 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by Plush Plans Ltd

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.

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