



SOLICITORS & ESTATE AGENTS



First Floor Flat
Flat 1/1, 4 London Drive, Mount Vernon, Glasgow G32 8WX
Offers Over £149,995



VIEWING

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

Description

This well-proportioned two-bedroom purpose-built flat is situated on the first floor within a popular residential area of Mount Vernon, Glasgow. The property offers practical and comfortable accommodation, ideally suited to a range of purchasers including first-time buyers, couples and buy-to-let investors.

The accommodation comprises a welcoming hallway providing access to the principal apartments. The living room offers a comfortable space for everyday living and relaxation, while the kitchen provides a practical area for cooking and food preparation. There are two bedrooms, with the principal bedroom benefiting from a private ensuite shower room, together with a separate bathroom with WC.

The property benefits from uPVC framed windows throughout, along with a full gas-fired central heating system with combination boiler providing heating and hot water.

Local amenities are available nearby, providing convenient access to a range of shops and everyday services. The area also benefits from established transport links, offering good connectivity to surrounding districts and the wider Glasgow area.

EPC Rating

B

Measurements

Lounge	15'4" x 16'1" 4.66 m x 4.90 m
Kitchen	11'11" x 7'10" 3.63 m x 2.40 m
Bedroom 1	11'9" x 11'3" 3.59 m x 3.44 m
Ensuite	11'0" x 5'3" 3.35 m x 1.59 m
Bedroom 2	10'0" x 12'10" 3.05 m x 3.92 m
Bathroom	6'3" x 5'8" 1.91 m x 1.73 m



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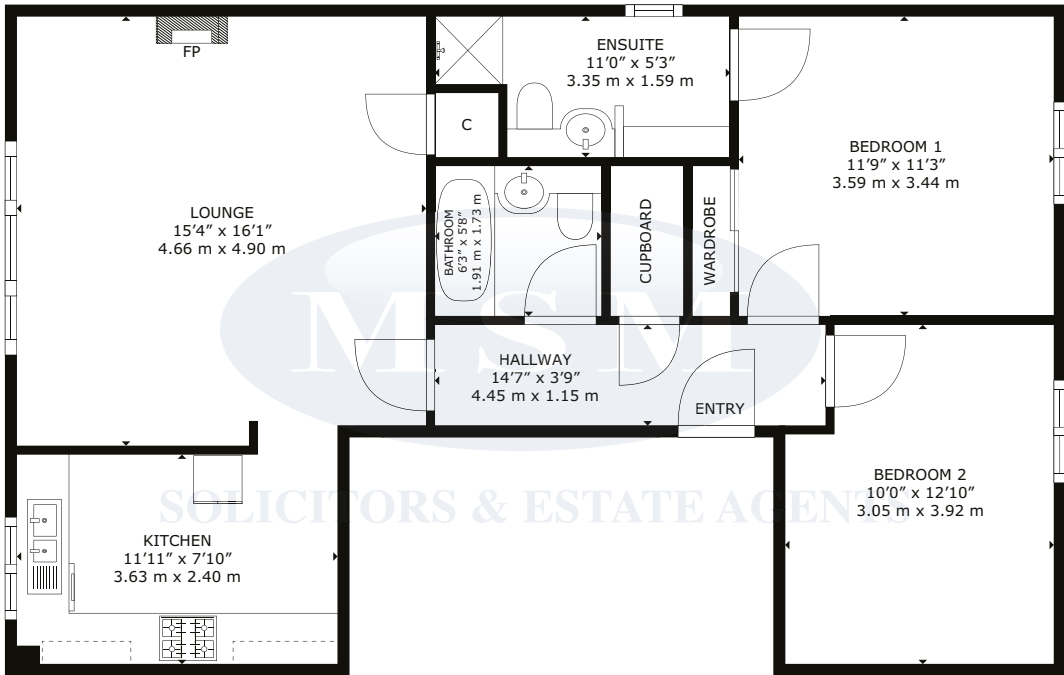
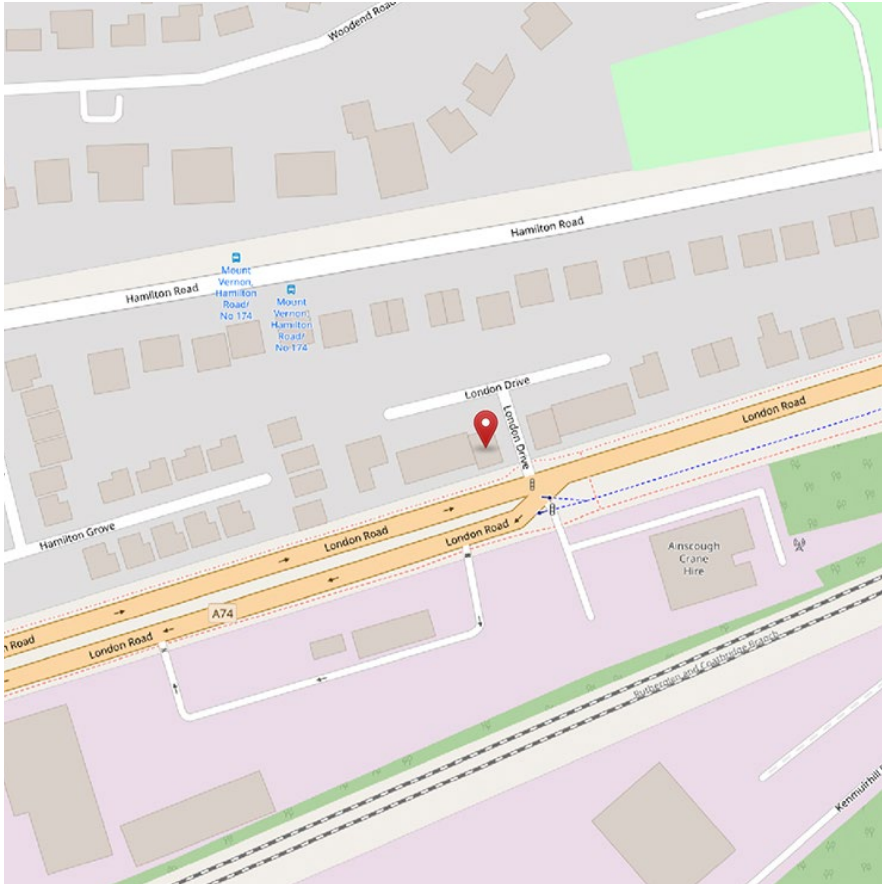
Travel Directions

From MSM, 43 Crow Road, Glasgow G11 7SH, head towards the city centre and follow signs for the M8 eastbound. Continue on the M8 before taking the exit towards Baillieston/ Mount Vernon and follow signs for Mount Vernon. Continue onto London Road, then turn onto London Drive, where number 4 will be located.

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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 : 790 sq. ft., 73 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.

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