



Lynch & Co.

Solicitors and Estate Agents

15/17 Carmunnock Road, Mount Florida, Glasgow G44 4TZ

Telephone 0141 649 9552 • Fax 0141 632 4682

Top Flat

3/1 201 Holmlea Road, Cathcart G44 4AA

Offers Around £75,000

Easily maintained TOP FLOOR FLAT occupying an enviable position within this popular pocket enjoying uninterrupted aspects to front over Holmlea Park immediately opposite in addition to pleasant aspects to rear.

Ideally suited to the first time purchaser, the property enjoys a specification to include gas central heating and UPVC double glazing.

L shaped reception hall, living room to rear utilising recess and having open plan kitchen, larger bay window bedroom to front again benefiting from a large recess, shower room.

The property is conveniently situated for excellent local shopping and public transport facilities, Cathcart Railway Station a few minutes away and convenient for access to the City Centre.

RECEPTION HALL	8'0 (2.44M) X 7'7 (2.32M)
LIVING/KITCHEN	16'10 (5.14M) TO RECESS X 10'3 (3.13M)
BEDROOM	19'6 (5.94M) TO RECESS X 10'4 (3.16M)
SHOWER ROOM	10'1 (3.07M) X 4'11 (1.49M)

HEATING

The property has gas central heating (not tested).

GLAZING

The property has UPVC double glazing.

DATE OF ENTRY

By arrangement

VIEWING

By appointment with Lynch & Co., 0141 649 9552. Outwith normal business hours telephone 0141 572 4386.

TRAVEL DIRECTIONS

Travelling south along Holmlea Road from the junction with Battlefield Road, continue past the junction with Cathcart Road on your left hand side, past Gryffe Street on your right and number 201 is a short distance further on, on your left hand side immediately opposite Holmlea Park.

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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