



# Lynch & Co.

*Solicitors and Estate Agents*

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

Telephone 0141 649 9552 • Fax 0141 632 4682

Top Floor Flat

3/1 23 Carmunnock Road, Mount Florida G44 4TZ

Offers Around £110,000

*Imaginatively altered TOP FLOOR FLAT boasting panoramic "cityscape" aspects to front and rear. Attractively decorated, the property offers easily maintained accommodation comprising:*

*Security controlled access onto tiled entrance with stairs to upper levels, broad reception hall with deep recess storage cupboard, 16'6 bay window lounge boasting panoramic aspects, two double bedrooms, fitted "internal" kitchen with integrated oven and hob, and fabulous refitted (2008) bathroom comprising four piece white suite to include a separate shower cubicle. The property further benefits from UPVC double glazing.*

*The property enjoys a wide and varied range of shopping, public transport and social amenities all within a few minutes walk and including Mount Florida Railway Station allowing ease of access to the City Centre.*

*Please note some items of furniture may be available by separate negotiation.*

<b>RECEPTION HALL</b>	<b>8'10 (2.68M) X 7'9 (2.36M)</b>
<b>LOUNGE</b>	<b>16'6 (5.03M) X 12'6 (3.82M)</b>
<b>BEDROOM ONE</b>	<b>13'2 (4.00M) X 11'0 (3.35M)</b>
<b>BEDROOM TWO</b>	<b>14'1 (4.30M) X 10'0 (3.04M)</b>
<b>KITCHEN</b>	<b>8'2 (2.49M) X 7'5 (2.26M)</b>
<b>BATHROOM</b>	<b>12'10 (3.93M) X 5'7 (1.71M)</b>

#### **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 Cathcart Road from the junction with Prospecthill Road at the bend in the road bear left onto Carmunnock Road and number 23 is a short distance further on, on your left hand side.

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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**GSPC**  
PROPERTY

GSPC Reference: 161840