



# Lynch & Co.

*Solicitors and Estate Agents*

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

Telephone 0141 649 9552 • Fax 0141 632 4682

**Second Floor Flat**

**2/1, 3 Brisbane Street, Langside G42 9HL**

**Offers Around £85,000**

*Meticulously maintained and in immaculate order throughout, this modern SECOND FLOOR APARTMENT occupies an enviable position within this successful development enjoying a wide and varied range of shopping, public transport and social amenities all within a few minutes walk, in addition to enjoying ease of access to Mount Florida, Shawlands and the City Centre.*

*Attractively decorated throughout, the property offers easily maintained accommodation.*

*Security controlled access onto entrance, reception hall, lounge, double bedroom with fitted mirror wardrobes (both apartments to front), fitted kitchen with integrated oven, hob and hood (southerly aspects to rear over residents parking area and gardens), tiled bathroom comprising three piece suite with additional electric shower.*

*The specification is further enhanced by electric heating and double glazing. Residents and guest private parking immediately to rear.*

*Ideally suited to the first time purchaser, the agents recommend internal inspection in order to appreciate the existing standard of accommodation and convenience of location offered.*

<b>RECEPTION HALL</b>	<b>9'0 (2.74M) X 3'1 (0.93M)</b>
<b>LOUNGE</b>	<b>16'0 (4.87M) X 8'11 (2.72M)</b>
<b>KITCHEN</b>	<b>7'10 (2.39M) X 6'4 (1.93M)</b>
<b>BEDROOM</b>	<b>12'8 (3.86M) X 8'7 (2.61M)</b>
<b>BATHROOM</b>	<b>6'4 (1.92M) X 6'3 (1.90M)</b>

#### **HEATING**

The property has electric heating (not tested).

#### **GLAZING**

The property has timber framed double glazing.

#### **PARKING**

There is residents and guest private parking immediately to the rear.

#### **VIEWING**

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

#### **TRAVEL DIRECTIONS**

Travelling north along Holmlea Road past the junction with Cathcart Road on your right hand side and Ruel Street on your left, past Morley Street on your left continuing to the top of Holmlea Road number 3 Brisbane Street is situated on your right hand side set back from the road and overlooking Battlefield Road, travelling west along Battlefield Road from the junction with Cathcart Road continue under the railway bridge and number 3 Brisbane Street is immediately 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: 168779