



Lynch & Co.

Solicitors and Estate Agents

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

Telephone 0141 649 9552 • Fax 0141 632 4682

Ground Floor Flat

0/1 109 Bowman Street, Govanhill G42 8LE

Offers Around £75,000

Upgraded, GROUND FLOOR FLAT within traditional sandstone building in small cul-de-sac just off Victoria Road and enjoying a wide and varied range of shopping, public transport and social amenities in addition to ease of access to the City Centre, Queens Park and Shawlands.

The property benefits from gas central heating (combination boiler), UPVC double glazing, modern kitchen and bathroom fittings.

Security controlled access onto entrance, broad reception hall with deep recessed storage cupboard, generously proportioned lounge with deep recessed storage cupboard, double bedroom, dining kitchen with recess and bathroom comprising three piece white suite with additional electric shower.

Comprising an ideal "starter home", the agents recommend internal inspection in order to appreciate the existing standard of accommodation and convenience of location.

RECEPTION HALL	9'5 (2.87M) X 7'7 (2.31M)
LOUNGE	15'5 (4.71M) X 11'4 (3.47M)
BEDROOM	15'4 (4.68M) X 9'5 (2.88M)
KITCHEN	13'4 (4.07M) X 12'8 (3.86M)
BATHROOM	9'8 (2.94M) X 4'6 (1.37M)

HEATING

The property has gas central heating (served by a combination boiler), (not tested).

GLAZING

The property has UPVC double glazing.

TRAVEL DIRECTIONS

Travelling south along Victoria Road from the junction with Calder Street turn left onto Allison Street next left onto Westmoreland Street, left again onto Bowman Street and number 109 is on your right 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

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