



# Lynch & Co.

*Solicitors and Estate Agents*

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

Telephone 0141 649 9552 • Fax 0141 632 4682

**Flat**

**0/2 30 Vicarfield Place, Ibrox G51 2PT**

**Offers Around £88,000**

*Stylish modern GROUND FLOOR APARTMENT within small carefully laid out development situated nearby good local amenities including Govan Subway Station and shopping centre, in addition to Asda at Ibrox, access to the motorway and Clyde Tunnel, Digital Media Quarter (BBC and STV).*

*The property offers easily maintained accommodation enjoying a specification to include: gas central heating, double glazing, good quality kitchen and bathroom fittings.*

*Built circa 2008, the property is in walk-in condition.*

*Security controlled access onto entrance, reception hall with tiled floor finish, impressive 18' x 13' L shaped lounge/dining room with full length windows enjoying pleasant southerly aspects, semi open-plan fully fitted kitchen with integrated stainless steel oven and hob in addition to washing machine, dishwasher, fridge and freezer, two double bedrooms (each with mirror wardrobes) and bathroom comprising three piece suite with additional electric shower. There is residents and guest parking immediately adjacent.*

<b>RECEPTION HALL</b>	<b>20'9 (6.33M) X 3'8 (1.14M)</b>
<b>LOUNGE/DINING ROOM</b>	<b>18'4 (5.60M) X 13'5 (4.10M) AT ITS WIDEST POINTS</b>
<b>KITCHEN</b>	<b>14'3 (4.34M) X 8'8 (2.65M)</b>
<b>BEDROOM ONE</b>	<b>12'5 (3.80M) X 11'11 (3.63M)</b>
<b>BEDROOM TWO</b>	<b>14'4 (4.36M) X 6'4 (1.94M)</b>
<b>BATHROOM</b>	<b>8'5 (2.58M) X 6'2 (1.88M)</b>

#### **HEATING**

The property has gas central heating (not tested).

#### **GLAZING**

The property has double glazing.

#### **PARKING**

There is residents and guest parking immediately adjacent.

#### **TRAVEL DIRECTIONS**

Travelling north along Broomloan Road (Ibrox Stadium) turn right onto Summertown Road and first left into Vicarfield Place.

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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