



DRYGATE, GLASGOW, G4 0XY

A 1 Bedroom Top Floor Flat Within Central Local Short Walk To City Centre And High Street Train Station, Viewing Advised.

Offers Over £85,000 Freehold | A 1 Bedroom Top Floor Flat





Tenure: Freehold

- Close to local amenities
- Short walk to city centre

Entrance hall

Entrance hallway entered via PVC opaque double glazed door, light modern laminate flooring, cupboard housing the property's electrical switchgear and meters, a cupboard housing the property's hot water cylinder with additional tool storage space.

Lounge

With carpeting, light décor, front facing PVC double glazed window, walk-out sun balcony with open outlooks facing a sunny south direction, PVC double glazed door leading to balcony.

Master bedroom

With mirror fronted wardrobe storage, laminate flooring, light décor, rear facing PVC double glazed window, able to accommodate double bed and other freestanding furniture.

Kitchen

With vinyl flooring, light décor, a range of floor mounted units, cupboard storage, large walk-in pantry store.

Bathroom

The family bathroom has a 3 piece suite comprising low flush WC, wall mounted wash hand basin, deep panel bath with electric shower installed over.





Viewing by appointment only
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.