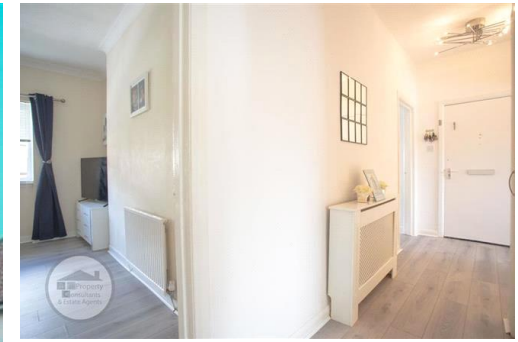




PENDEEN CRESCENT, GLASGOW

A Fully Refurbished 2 Bedroom First Floor Flat With Gas Central Heating, PVC Double Glazing, Modern Smart Kitchen And Bathroom, Excellent Décor And Flooring Throughout, Private Sunny Gardens, Short Walk To The Main Glasgow To Edinburgh Train Links, Viewing Advised.

Freehold | A Fully Refurbished 2 Bedroom First Floor Flat





ENTRANCE HALLWAY

Entrance hallway entered via timber door, modern laminate flooring, two excellent size storage cupboards; one large walk-in store.

LOUNGE – 4.00 x 5.46 metres

With laminate flooring, space for dining table and chairs, light modern décor, front facing PVC double glazed window benefiting from sunny east facing direction, sit-out balcony which is entered via PVC double glazed door with integrated blinds, good size and shape balcony with seating for two and table.

BREAKFASTING KITCHEN – 3.20 x 2.94 metres

With ceramic floor tiling, pantry storage cupboard, a range of floor and wall mounted units, space for freestanding appliances, one and a half bowl stainless steel sink, side drainer, modern mixer tap, rear facing PVC double glazed window, cupboard cleverly concealing the modern replacement combi boiler, high gloss brick-style ceramic tiling to splashbacks, four-burner gas hob, integrated oven, overhead extractor hood.

MASTER BEDROOM – 4.19 x 3.37 metres

With front facing PVC double glazed window, wardrobe storage, modern laminate flooring, easily accommodate a large double bed and other freestanding furniture.

BEDROOM 2 – 3.07 x 3.08 metres

With laminate flooring, able to accommodate double bed and other freestanding furniture.

BATHROOM

The family Bathroom has a 3 piece suite comprising low flush WC with dual flush, countertop mounted wash hand basin with chrome taps, deep panel bath with centre set chrome taps, electric shower installed over, ceramic tiling to splashbacks.

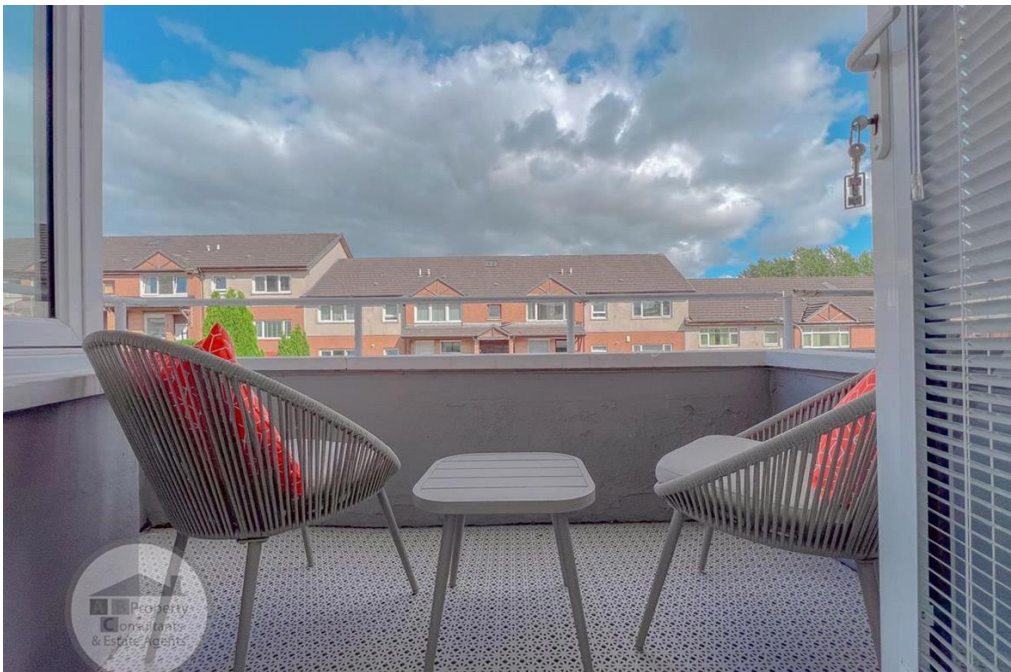
GARDENS

The property sits within excellent size garden grounds to rear which are bordered by timber fence with lawn area and benefiting from sunny west facing direction, private guest and resident parking located to rear, ample on-street parking to front.

Tenure: Freehold

- Balcony
- Close to local amenities
- Communal garden
- Family bathroom
- Close To Train Station





Viewing by appointment only
AB Property Consultants & Estate Agents LTD
211 Glasgow Road, Baillieston, Glasgow G69 6EZ

Tel: 0141 773 4000 Email: sales@abpropertyconsultants.co.uk Website: abpropertyconsultants.co.uk/

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.