



**3/2, 50 Kerrycroy Avenue, Glasgow, G42 0BH**

Bright and Tastefully Presented Two-Bedroom, Third-Floor Flat with a Balcony

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# Property Description

Bright and tastefully presented, two-bedroom third-floor flat includes a balcony and enjoys the use of a communal garden. Situated in a residential area within the district of Torglen, South Glasgow.

The layout comprises an entrance hallway, spacious living/dining room, modern kitchen, two double bedrooms, and a shower room.

Key features include space for appliances in the kitchen, a well-lit bathroom, gas central heating, and double glazing. Excellent transport connections, with frequent bus services to the city centre and surrounding areas.

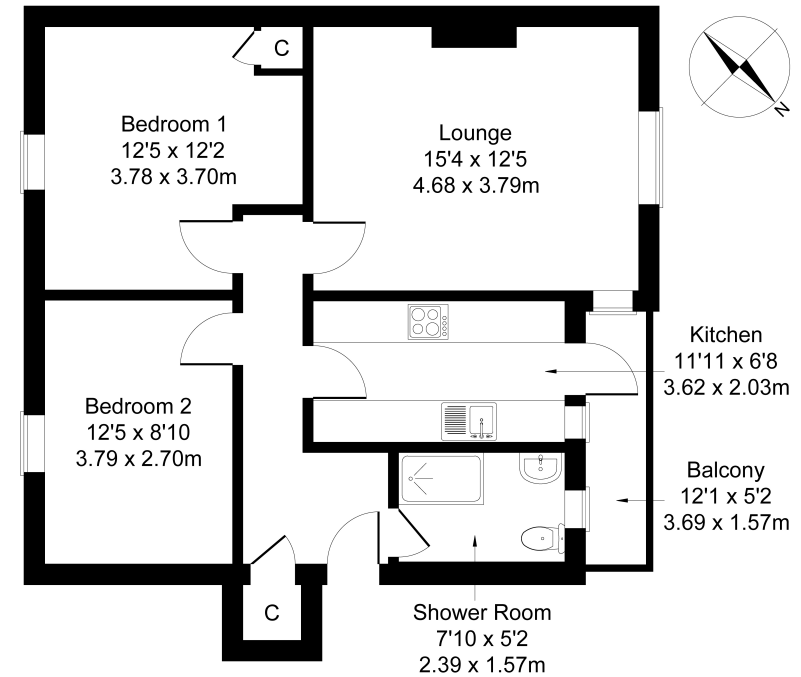
A welcoming entrance leads to all rooms, with the spacious living room positioned at the rear of the property. The living space is finished with wood-effect flooring, light décor, and a feature fireplace, creating a warm and inviting setting for relaxation and entertaining. The kitchen is fitted with a tiled-effect floor, granite-effect countertops, a tiled splashback, and a sink with a drainer, along with space for additional appliances, while also providing access to a private balcony.

Both bedrooms are tastefully finished with contemporary carpeted flooring and offer room for further furnishings, with the main bedroom also benefiting from a built-in cupboard for convenient storage. Completing the home is a modern family bathroom, presented as a three-piece suite with panelled walls and a separate shower cubicle.



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Approximate Gross Internal Area: (678 sq ft - 63 sq m.)

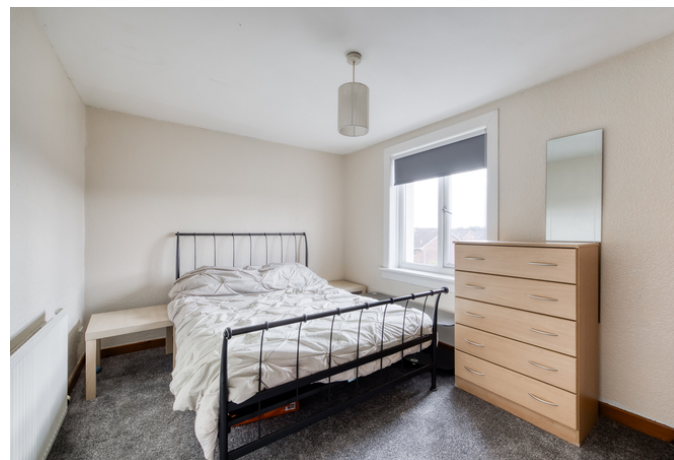


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Torglen is a district in southern Glasgow, about two miles south of the city centre, situated west of Rutherglen. The area offers a good range of local amenities, including an ASDA superstore, shops, medical practices, and schools at both primary and secondary levels. Recreational and sports facilities are nearby, along with several

golf courses and country parks. Torglen has its own railway station and excellent public transport links, as well as convenient road connections to surrounding areas and the wider motorway network for travel throughout central Scotland.







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