



24 Manchester Place, Newbank, Glasgow, G40 3HQ

Beautifully-Presented, Triple-Aspect Ground-Floor Flat

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Property Description

Beautifully presented, one-bedroom, triple-aspect, main-door, ground floor flat with a garden, forming part of a modern, factored apartment block. Located in a residential development in Glasgow's Newbank district, just south-east of the city centre.

Comprises an entrance hall, open-plan living room and kitchen, double bedroom, and a shower room. Features include double glazing, solar panels, central heating provided by a communal heating system, integrated storage space, modern decor and flooring, and TV and telephone points. Externally, the property benefits from a private rear patio, an allocated parking space to the front, and ample visitors parking nearby.

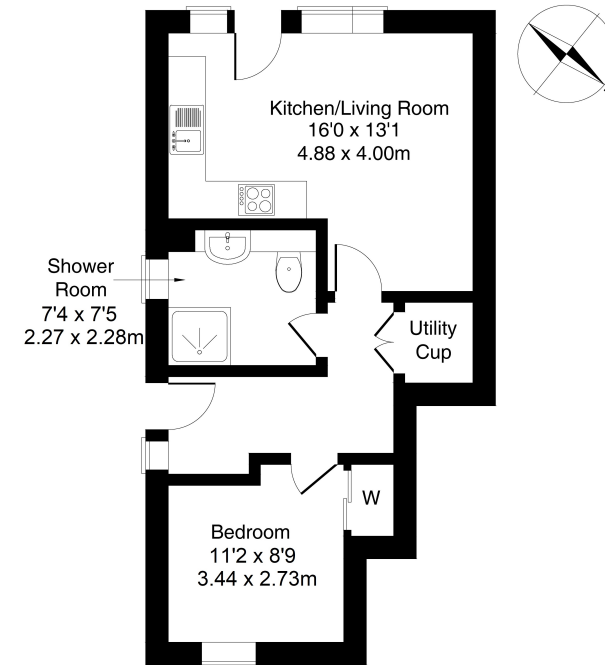
The entrance hall affords access throughout and features space for outerwear and a utility cupboard with a freestanding washer/dryer. With wood-effect flooring that carries through from the hall, the open-plan kitchen and lounge benefit from plenty of natural light and a door to the private garden. In addition, there is bright neutral decor with pendant lighting and ample space for freestanding furniture. The modern kitchen has fitted units with stone-effect worktops, tiled backsplash, and a stainless steel sink, whilst appliances include an integrated oven and electric hob with canopy above, and a freestanding fridge/freezer available by separate negotiation.

The bright and well-proportioned bedroom has a built-in wardrobe and also benefits from carpeted flooring and a pendant light fitting. Completing the accommodation, the contemporary bathroom has a fitted two-piece suite with a separate shower enclosure, tiled flooring and splash walls.



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Approximate Gross Internal Area: (441 sq ft - 41 sq m.)



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

Area Description

The Newbank area is a suburb of Glasgow, southeast of the city centre, with a wealth of amenities available locally, including cafes, restaurants and supermarkets. The area also has excellent links to the city centre via the A74 and with further road connections via the M8 and M74 for further travel throughout the rest of Scotland. There are local public transport options available throughout, as well as rail stations nearby at

Dalmarnok and Carntyne. With schooling catered for at all levels, the area is also home to numerous green spaces, including the Cunnigar Loop which can be seen from the property itself, popular Tollcross Park which houses the Rose Garden, the International Swimming Centre, and the Children's Farm, and scenic walks along the River Clyde which is just steps from the property as well.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

