



Portolio

22 SWORD STREET

Glasgow, G31 1TD

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Offers Over £140,000

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A bright and spacious, two bed ground floor flat, forming part of a modern building in the popular area of Dennistoun. The development was built in the early 2000s and is close to many excellent local amenities and good public transport links for fast commuter access to Glasgow city centre.

The accommodation comprises an entrance hall with a storage cupboard, a spacious corner living room with dual aspect windows. fully fitted kitchen with a range of base and wall mounted storage units with contrasting work surface areas, an inset sink, washing machine, electric oven, gas hob, and freestanding fridge freezer - all white goods are included in the sale. The master bedroom has double built-in wardrobes and an ensuite shower. The 2nd bedroom is a double with built-in wardrobes and the main bathroom has a bath with a shower above. The property benefits from having gas central heating, double glazing, and well kept communal areas.

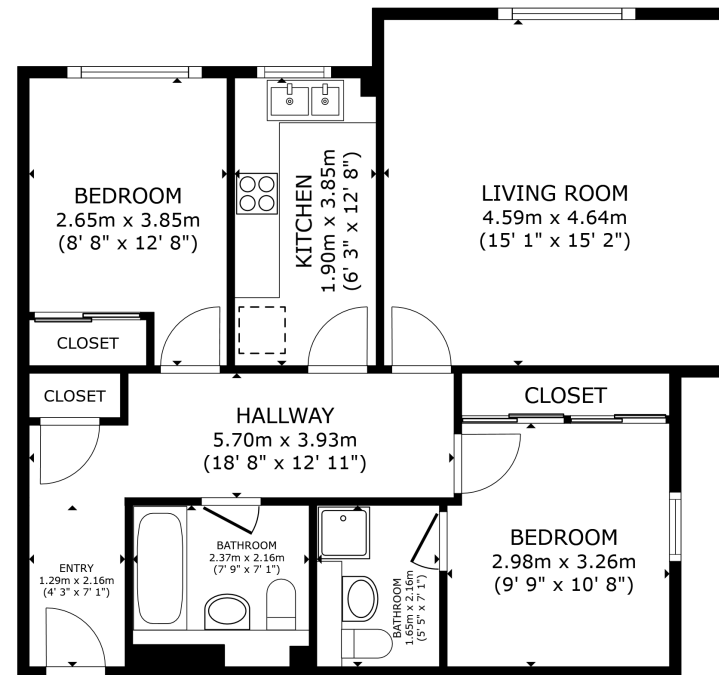
The property is within walking distance of excellent amenities including Glasgow Green, the People's Palace, leisure facilities, retail, and excellent public transport services including Bellgrove Train Station. Glasgow City Centre is also within walking distance and offers an extensive range of shops, bars, restaurants, theatres, colleges, and universities. This property presents a great opportunity for first time buyers, young professionals, or a property investor.

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FEATURES

- 2 Bedrooms (1 ensuite)
- Ground Floor
- Bright & Spacious
- Council Tax Band C
- EPC Rating C
- Home Report £150K
- Close to Bellgrove Train Station
- Double Glazed & GCH



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 74.2 m² (799 sq.ft.)
TOTAL : 74.2 m² (799 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.