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## 1/1, 6 Greenlaw Court, Glasgow, G14 0PQ

Light & Beautifully Presented, Two-Bedroom, First Floor Apartment with Allocated Parking Space

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# Property Description

Light and beautifully presented, two-bedroom, first-floor apartment, with an allocated parking space. Forming part of a quiet, secluded, factored development, in the popular Yoker area, west of Glasgow city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, a utility cupboard, two double bedrooms, an en-suite shower room, and a bathroom.

Highlights include a stylish fitted kitchen with integrated appliances, a Juliet balcony, modern fitted bathroom suites, double glazing and gas central heating. In addition, there is excellent built-in storage including bedroom wardrobes and a walk-in store, plus contemporary flooring and lighting.

The development also provides a communal green to the rear, a secured entry system and a residential car park with visitors' spaces.

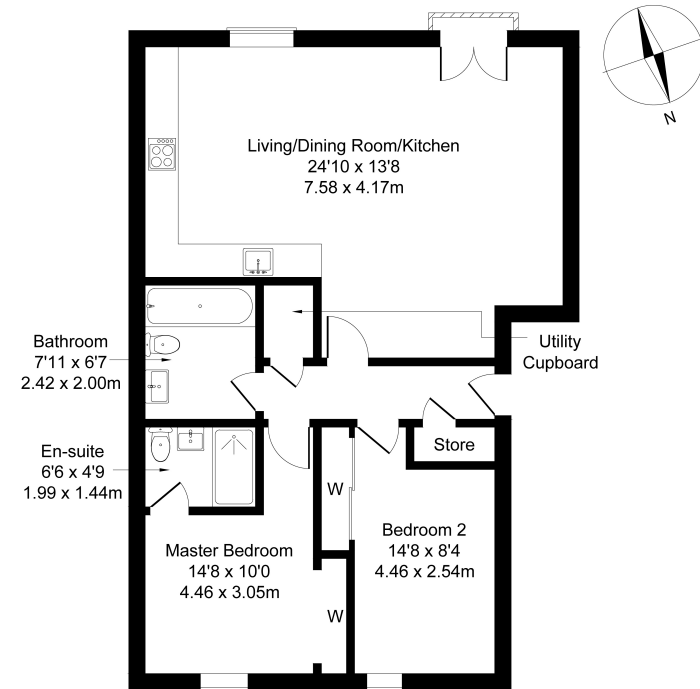
A welcoming entrance hall affords access throughout the property, including a convenient storage cupboard. With wood effect flooring continuing from the hall, a spacious open-plan living/dining room and kitchen are set to the front, enjoying a southerly aspect allowing plentiful natural light, including a Juliet balcony for the lounge. An island unit offers space for dining, whilst, the stylish kitchen is fitted with modern units, marble-effect worktops, a tiled surround and a sink with a drainer; with appliances including an integrated oven, a gas hob with an extractor hood, and a fridge/freezer.

The master bedroom is set to the rear, tastefully finished, with light decor, carpeted flooring, a large open wardrobe, and a modern en-suite shower room. A second well-finished bedroom is also set to the rear, with carpeted flooring, light decor and a large built-in wardrobe with mirrored sliding doors. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls, and a ladder-style radiator.

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Approximate Gross Internal Area: (840 sq ft - 78 sq m.)



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

# Area Description

Yoker is an area to the west of Glasgow city centre, north of the River Clyde and is ideally placed for local amenities including a Lidl and Tesco Superstore. With a range of cafes, shops, and restaurants available locally, Braehead and Silverburn shopping centres are also within easy reach for more extensive facilities and shopping. The A739 and the M8 are easily accessible for connections to Paisley, Glasgow City Centre, and

beyond through the extended motorway network. Local services run throughout, with the area additionally served by railway stations at Yoker, Clydebank and Garscadden. There are also numerous parks, walkways and cycle paths in the area, as well as the nearby Renfrew Golf Course and Park for open green spaces and outdoor recreation.







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