



## 2/3, 95 London Avenue, Glasgow, G40 3GZ

Tastefully Presented, Two-Bedroom, Second-Floor Flat with Private Balcony

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# Property Description

Tastefully presented and spacious, two-bedroom, second-floor apartment, with a private balcony. Forming part of a modern development, conveniently located, adjacent to the River Clyde and Cuningar Park, in the popular Dalmarnock area, east of Glasgow city centre.

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

Highlights include a stylish fitted kitchen with appliances, modern bathroom suites, and a dual-aspect public room with a southerly-facing balcony.

Further features include modern district central heating, double glazing, and good storage provision.

The development also offers a secure entry system and a lift service; whilst parking is adjacent to the apartment, and the surrounding area offers plenty of green spaces.

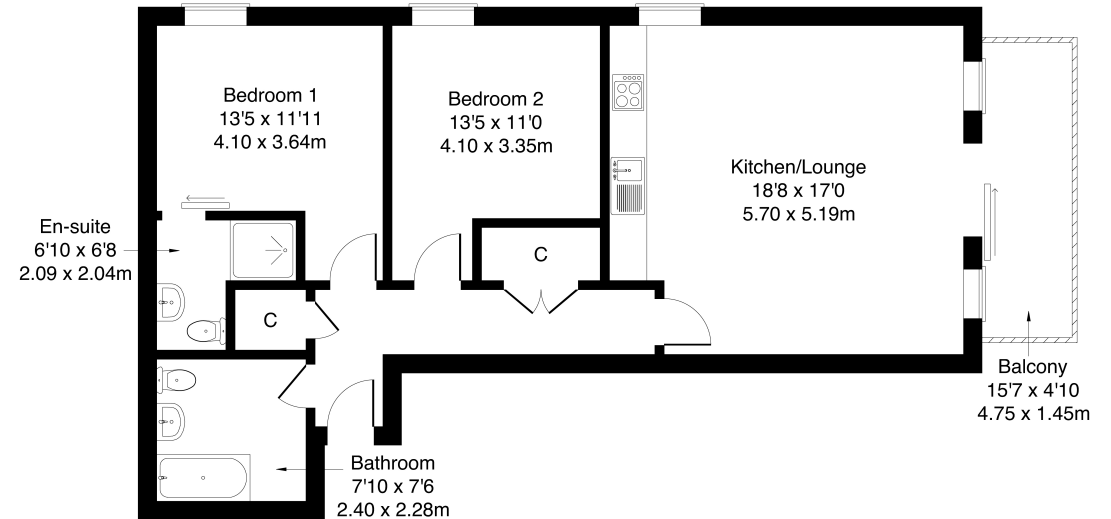
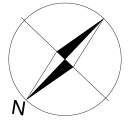
A welcoming entrance hall affords access throughout the property, including two convenient storage cupboards. Set to the front, a generous, dual-aspect, open-plan public room has wood effect flooring continuing from the hall for the lounge area, easy maintenance flooring for the kitchen, spotlighting throughout and full-height windows and a door leading to the balcony, enjoying a southerly aspect allowing plentiful natural light. Set to the rear of the room, a stylish kitchen is fitted with modern units, stone effect worktops, a sink with a drainer; and an integrated hob, oven, and fridge/freezer.

A spacious master bedroom is tastefully finished, with light decor, carpeted flooring, a central light fitting, and an en-suite shower room; whilst a further double bedroom is similarly finished, with light decor and carpeted flooring. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (818 sq ft - 76 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 Dalmarnock district is located within easy reach to Glasgow Merchant City, with a good range of local amenities nearby including a Tesco Extra, Morrisons, ALDI and Lidl, local shopping, medical practices; schools at both primary and secondary levels; and recreational and sports facilities with a number of country parks including the large Glasgow Green. Nearby Merchant City, offers a further wealth of amenities including both general and specialist shopping, designer names, art galleries, museums, superb architecture, and fashionable bars and restaurants.

Strathclyde and Caledonian universities, the Glasgow School of Art, the SEC and The Clyde Auditorium are also within close proximity. Frequent public transport can be found throughout, including Dalmarnock and Bridgeton's railway station, both within walking distance, as well as Argyle Street, High Steet and Bellgrove further afield. There are also superb road links to the surrounding areas and the motorway network via the nearby A74 and M74 for travel throughout central Scotland.





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