

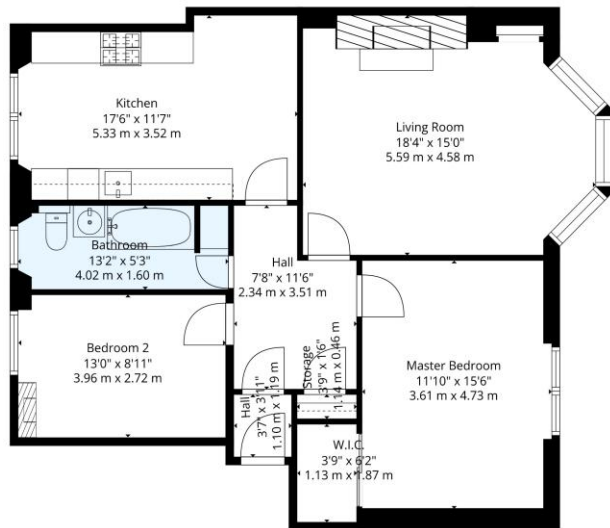
walker laird

solicitors and estate agents



1/1 248 Langlands Road,
Glasgow, G51 4AJ

walkerlaird.co.uk



TOTAL: 961 sq. ft. 89 m²
 1st floor: 961 sq. ft. 89 m²
 EXCLUDED AREAS: STORAGE: 6 sq. ft. 1 m², WALLS: 90 sq. ft. 9 m²



A traditional first floor sandstone Flat occupying a highly desirable position in the heart of Linthouse, offering a superb combination of character, charm, and generous living space. This beautifully presented, two-bedroom property is ideal for first-time buyers, professionals, or investors seeking a home in a convenient and well-connected location.

The accommodation comprises: a welcoming Hallway leading into a bright and well-appointed Kitchen; a spacious and airy Lounge providing the perfect space for relaxing or entertaining; two comfortable double Bedrooms; and a stylish Bathroom. The property retains many period features that add character and warmth throughout, creating a home that is both inviting and practical.

This property is ideally situated within walking distance to the Queen Elizabeth University Hospital, local sports and leisure facilities, Elder Park and excellent access to the M8 motorway.

Early viewing is recommended.



VIEWING

Strictly by appointment with selling agents, by calling 0141 886 5678

OFFERS

All offers should be submitted to:
 10 Canal Street, Renfrew, PA4 8QD
 Telephone: 0141 886 5678 Fax: 0141 886 7327

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Paisley
 10 Canal Street, Renfrew, Renfrewshire, PA4 8QD
 0141 886 5678
 estateagency@walkerlaird.co.uk

walkerlaird.co.uk

Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.