

walker laird

solicitors and estate agents

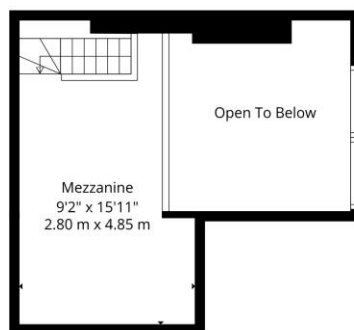


0/1, 191 Clarkston Road,
Cathcart, G44 3BS

walkerlaird.co.uk



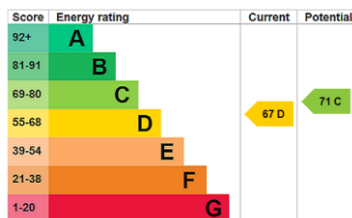
1st Floor



2nd Floor



TOTAL: 361 sq. ft. 34 m²
 1st floor: 280 sq. ft. 26 m², 2nd floor: 81 sq. ft. 8 m²
 EXCLUDED AREAS: OPEN TO BELOW: 95 sq. ft. 9 m², MASTER BEDROOM: 51 sq. ft. 5 m², WALLS: 70 sq. ft. 5 m²
Created By Walker Laird



A cleverly designed studio apartment occupying a ground floor position within a handsome red sandstone tenement in the heart of Cathcart. Ideally located just moments from Cathcart Railway Station, local amenities and excellent road links, this is an affordable opportunity for buyers in a highly desirable South Side location.

The accommodation has been thoughtfully arranged to maximise every square foot and comprises of a welcoming Entrance Hallway with useful storage, a bright rear facing Lounge overlooking the communal gardens, a fitted Kitchen with a range of wall and base mounted units, oven and electric hob, and a tiled Bathroom featuring a white three piece suite with shower over the bath. A fixed staircase with built in storage drawers leads to the elevated sleeping area, creating a distinct bedroom space with additional storage.

The property is presented in good order throughout and benefits from gas central heating, double glazing, secure door entry and a well maintained communal close. The pleasant open outlook to the rear further enhances the appeal of this charming home.

This is an excellent opportunity to secure a well presented property within one of Glasgow's most sought-after residential districts, offering exceptional value for money and easy access to a wide range of shops, cafés, parks and transport connections. Early viewing is highly recommended.



VIEWING

Strictly by appointment with selling agents, by calling

OFFERS

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

walker laird

solicitors and estate agents

Paisley

9 Gilmour Street, Paisley, Renfrewshire, PA1 1DG

paisleyea@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.