

2L, 11 Ardnahoe Avenue, Toryglen, Glasgow, G42 0DF

Offers Over £119,950 Freehold

2 bedroom flat for sale

Description

Set within the Toryglen area of South Lanarkshire, to the south of Glasgow city centre, this second floor flat is well positioned for local amenities and transport routes.



Our client has modernised the flat in recent years including a new gas central heating combi boiler and radiators, all fitted within the last 5/6 years. The heating is operated via a Hive heating control system.

The double glazing has been replaced and the flat benefits from cavity wall insulation.

The shower is very modern, fully tiled and has a walk in quadrant shower cubicle. There is a fitted kitchen with appliances (left subject to negotiation) with ample storage and a door leading onto a balcony.

Both bedrooms will easily accommodate a double bed and there is a spacious lounge. There is additional storage in the hallway also.

This is a spacious flat with neutral decoration and makes an ideal first time buy/buy-to-let property.

Council tax band: A
EPC Rating:

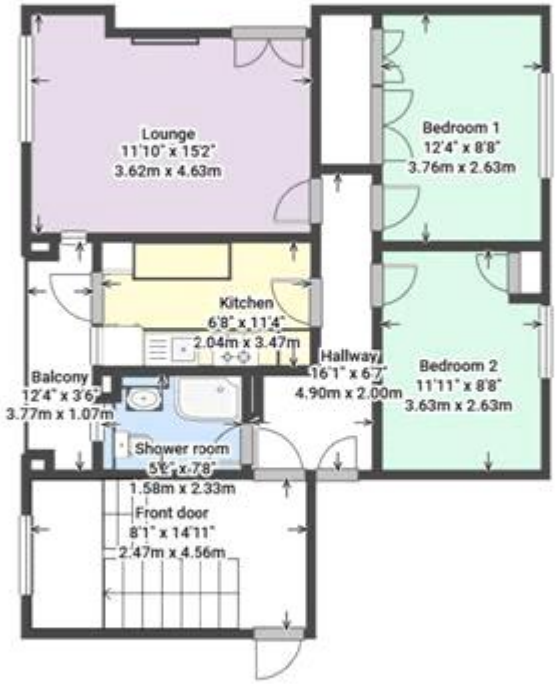
Asda Supermarket: 0.5 miles
Hampden Park: 0.8 miles
Middlefield Primary School: 0.2 miles
Aitkenhead Road: 0.5 miles
M74: 1.3 miles
George Square: 3.4 miles
Toryglen Medical Centre: 0.4 miles
Kingspark Train Station: 0.7 miles
Mount Florida Train Station: 1.1 miles
Rutherglen Train Station: 1.4 miles

Council Tax Band: A (South Lanarkshire)
Tenure: Freehold
Parking options: On Street
Garden details: Communal Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Accessibility measures: Not suitable for wheelchair users

Tenure
Freehold

riverview

2L 11 Ardhoe Avenue: 2nd floor



Approx. Gross Internal Area of the 2nd floor:
737.33 Sq Ft - 68.5 Sq M
Approx. Gross Internal Area of the Entire Property:
737.33 Sq Ft - 68.5 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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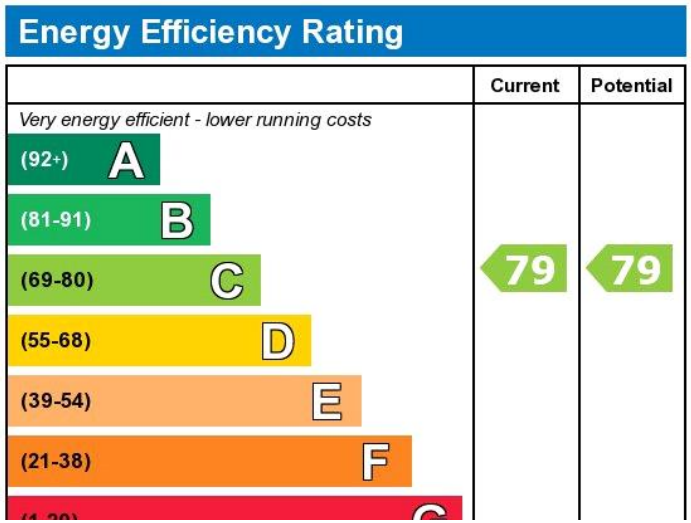












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