



Estate Agency
Scotland



17 Abercromby Square, Glasgow, G40 2LR



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Introducing to the market this one bedroom flat within the quiet residential complex of Abercrombie Square. The property comprises of lounge, fully fitted kitchen, bedroom and bathroom. There is also a large cupboard giving ample storage

The property benefits from gas central heating and double glazing.

This property is situated approx 10 minutes walk from the "Forge" shopping Centre and Glasgow City Centre and all of the shops, bars, restaurants and amenities this provides. Glasgow Green and Merchant City is approx 5 minutes walk away giving access to all of its bars and restaurants and facilities as well as the Peoples Palace. The M8 motorway going both East and West is approx 10 minutes drive away making this the ideal central location for commuting as well, as there are lots of public transport facilities in the form of buses, accessed close by the property and also there is train station situated approx 5 minutes walk from this home. Viewing is essential to appreciate the accommodation on offer.

Lounge **3.92m x 3.16m (12ft 10 x 10ft 4in)**

This front facing lounge benefits from neutral decoration and carpeted floor covering. There is a radiator and ample power points.

Kitchen **3.12m x 2.21m (10ft 3in x 7ft 3in)**

This front facing fully fitted kitchen benefits from beech coloured worktops and beech coloured kitchen units giving ample storage. There is an electric oven hob and hood here. There is partial cream wall tiling and vinyl floor tiles. There is a radiator and ampler power points.

Bedroom **2.63m x 4.24m (13ft 11in x 8ft 8in)**

This front facing double bedroom benefits from fresh neutral decoration and carpeted floor covering. There is a radiator and ample power points.

Bathroom **2.29m x 1.78m (7ft 6in x 5ft 10in)**

This front facing bathroom benefits from a white w.h.b. and w.c. There is a double walk in shower here and this bathroom is fully tiled. There is non slip vinyl as floor covering.

Storage Cupboard **1.32m x 1.97m (4ft 4in x 6ft 6in)**

This walk in storage cupboard is in the hallway and gives ample storage space.

INFORMATION

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries no warranty is given or implied. This schedule is not intended to, and does not form any contract.

VIEWING

Strictly by appointment through office no: 0141 552 8810 or call or text 07795 298212

OFFERS

All offers should be submitted to Estate Agency Scotland, 1 Duke Street, Glasgow, G4 0UL
info@estateagencyscotland.com

INTEREST

It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

OFFICE CONTACT

Janice Stillie

OPENING HOURS

7 days a week. From 9am - 9pm every day. If you call the office number you will get someone available every day of the week from 9am till 9pm. Call or text 07795 298212

THINKING OF SELLING?

To arrange your FREE market valuation today call 0141 552 8810. Call or text 07795 298212
info@estateagencyscotland.com
www.estateagencyscotland.com

