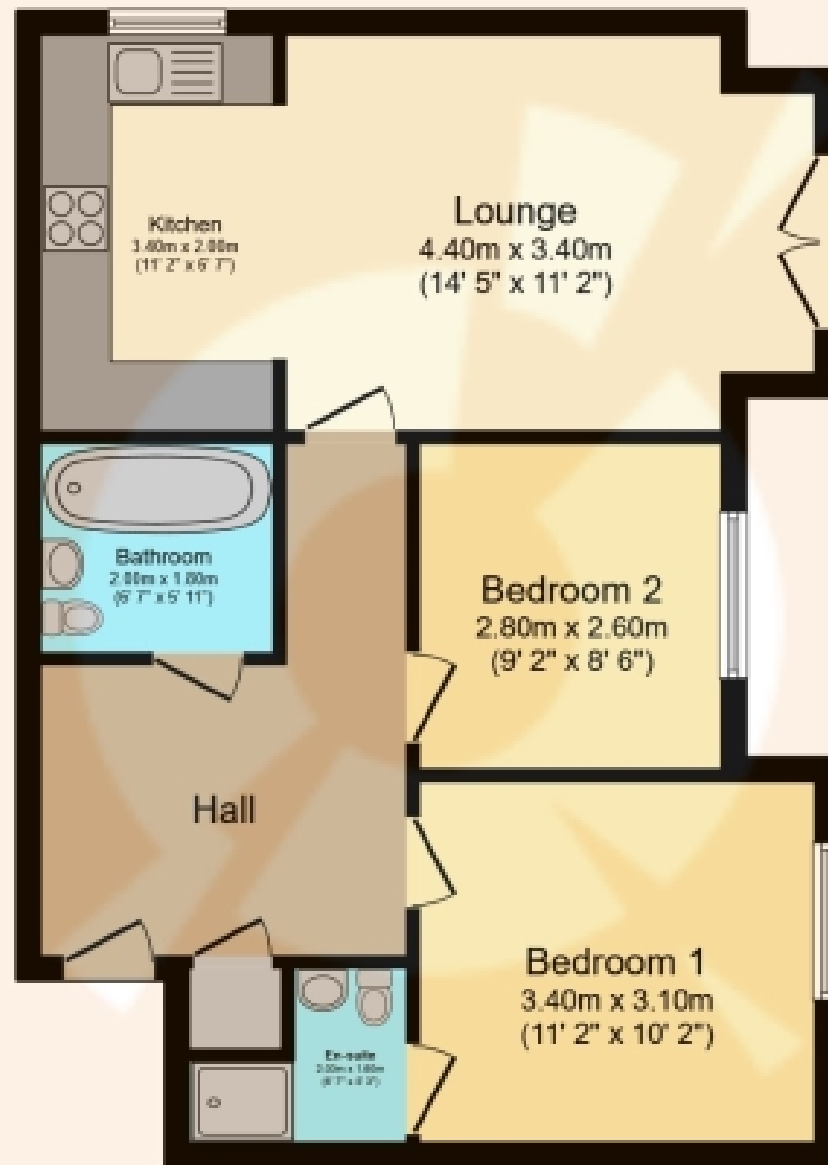




Flat 3/2, 3 Inverleith Crescent, Glasgow

Offers Over £139,000





Floor Plan

Total floor area 57.9 m² (623 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

THE PROPERTY

STYLISH DÉCOR THROUGHOUT* *SECURE DOOR ENTRY* *SAFE RESIDENTS-ONLY CARPARK* *MODERN FITTED KITCHEN* *WELL-MAINTAINED COMMUNAL GROUNDS Fantastic BUY-TO-LET INVESTMENT or FIRST-TIME PURCHASE OPPORTUNITY. View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to Flat 3/2 of 3 Inverleith Crescent. This fabulous two-bedroom is located within a popular development and benefits from modern upgrades throughout, this property would be ideally suited to both first-time buyers, investors, and professionals alike.

Access to the property can be obtained via the secure door entry system which leads you through the well maintained close and up to apartment 3/2. Upon entering the property, you are welcomed by an inviting entrance hallway, which has been decorated in subtle, neutral décor, setting the tone for the rest of the property.

The lounge boasts excellent dimensions whilst also benefitting from the French doors which simultaneously allow an abundance of soothing natural light to stream in and provide access to a small Juliet balcony which overlooks the luscious communal grounds below. The warm, natural light and the neutral décor create a relaxing space to unwind after a long day.

The contemporary, fitted kitchen features modern, white gloss base and wall units which provide plenty of kitchen storage. These are paired with granite-effect worktops, creating an efficient but fashionable workspace. There is a selection of quality, integrated appliances including oven/grill, 4 ring gas hob, extractor hood and stainless-steel sink with drainer.

There are two generously proportioned bedrooms, and an en-suite shower room is encompassed within bedroom one and features a w.c, wash-hand basin and walk-in shower cubicle. Completing the internal accommodation is a three-piece bathroom, comprising of bath, w.c. and hand-wash basin.

A large residents-only carpark sits to the rear and provides plenty of safe, off-street parking. The communal grounds are beautifully maintained. The property further benefits from gas central heating and double glazing throughout, creating a welcoming warmth all year round.

Carntyne is well-connected area, especially for those working in Glasgow and benefits from good transport links, including buses and the nearby Carntyne train station, making commuting into the city straightforward.

Local amenities are plentiful, with various shops, supermarkets, and dining options available. It's a convenient and charming area, providing everything you need within easy reach. The presence of parks and green spaces also offers a decent balance for outdoor activities and relaxation.

We would highly recommend a viewing of this property as we have no doubt it will be popular. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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