



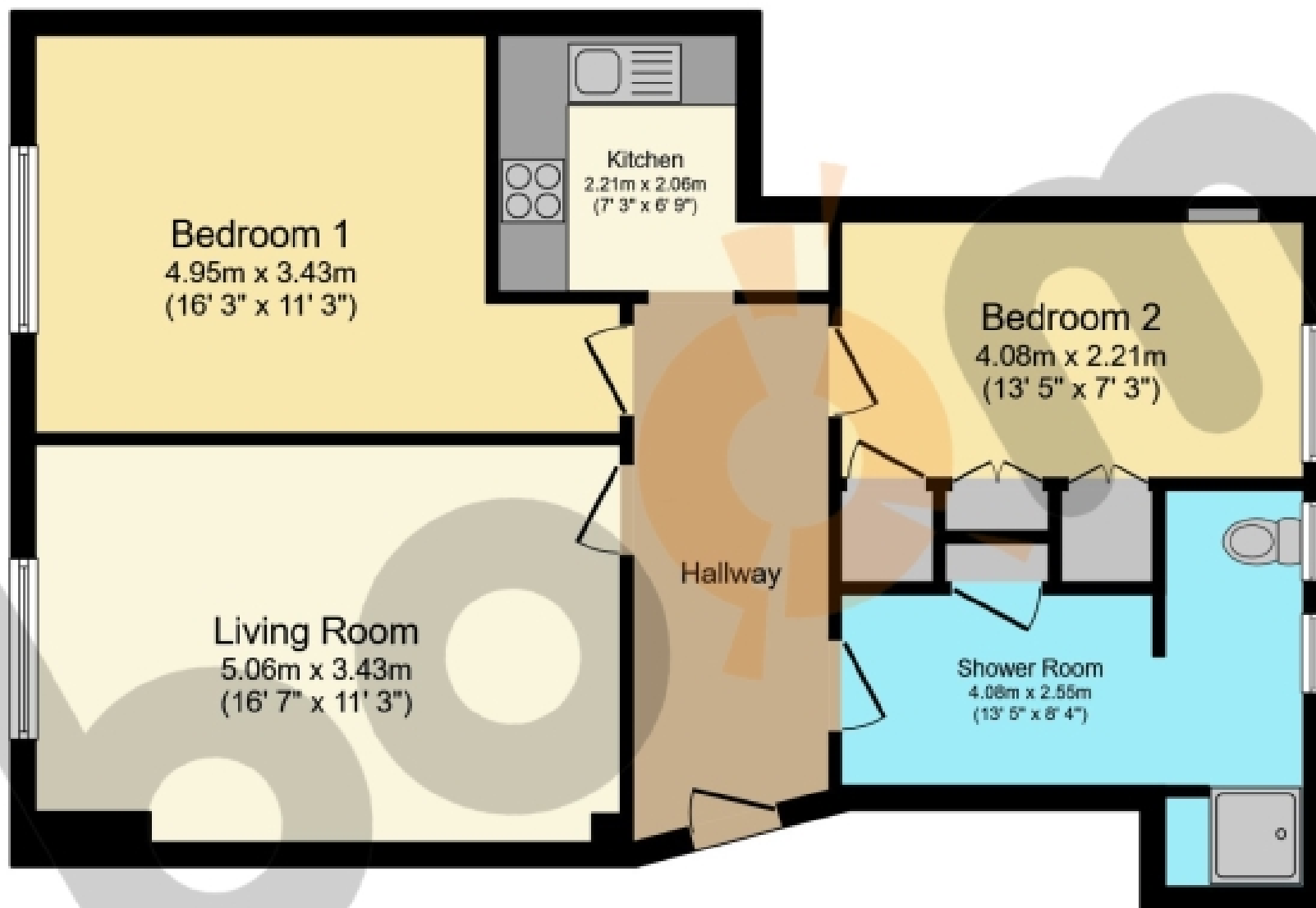
**0/1, 137 Sinclair Drive, Battlefield, G42**

**Offers Over £180,000**









## Floor Plan

Floor area 67.0 sq.m. (722 sq.ft.)

Total floor area: 67.0 sq.m. (722 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* SOUGHT-AFTER GLASGOW LOCALE \*\* TWO DOUBLE BEDROOMS \*\* CLOSE TO A HOST OF LOCAL AMENITIES & TRANSPORT LINKS \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No.137 Sinclair Drive. This desirable ground floor apartment offers an excellent opportunity for a wide range of buyers. It is situated in the sought-after Langside locale with a host of amenities as well as transport links to Glasgow City Centre.

Walking through the secure door entry system and into the ground floor apartment will bring you in the first instance to the foyer, accessing all rooms within the home.

The lounge is complimented with generous dimensions, contemporary décor and a large window formation which fills the entire space with natural sunlight.

The well-appointed kitchen features a range of grey wall and base mounted units, with butcher-block effect countertops. Integrated appliances include a child-friendly induction hob with extractor hood, electric oven/grill and washing machine which will all be included within the sale, making this a fabulous first-time purchase.

The remaining rooms in the property are the two double bedrooms and shower room. Bedroom Two offers plentiful amounts of built-in storage solutions. The shower room completes the internal accommodation, comprising of a walk-in shower cubicle, w.c. and wash-hand-basin.

To the back of the property is the communal rear garden, which features a large lawn space with drying green.

This property is conveniently located, just a stones thrown from excellent public transport links, including frequent bus services, the Subway station, and easy access to major routes into Glasgow City Centre and beyond. Battlefield is well served by a wide range of amenities, with supermarkets, local shops, cafés, shopping destinations, and the popular Queens Park just a short walk away. Battlefield is also a short walk from Shawlands, offering many more excellent local amenities. Families appreciate the choice of nearby primary and secondary schools.

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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