





# Glasgow

Flat 0/1, 1 Belvidere Avenue, Glasgow, G31 4PA

Independent Estates



## Directions

On leaving M74 at Junction 2A follow signs for city centre along London Road. Once past Dewars Distillery on your left hand side take a left at second set of traffic lights onto Belvidere Gate. At end of road turn right then first right into Belvidere Ave. The property is situated at top left corner.

## Viewing

Strictly by appointment via Independent Estates

## Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

## Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

## Rooms

Entrance Hallway	2.88m x 1.85m	Lounge	4.28m x 3.37m
Kitchen	2.95m x 2.15m	Bedroom One	4.27m x 2.67m
Ensuite	1.96m x 1.48m	Bedroom Two	3.28m x 3.25m
Bathroom	1.97m x 1.69m		

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Independent Estates are delighted to welcome to the market, this ground floor apartment which is perfectly situated within Belvidere Village and is within close proximity to the M8 & M74 motorway networks making it an ideal location for commuters. Thanks in part to considerable improvements to local infrastructure in recent years, the area has come to be known as one of Glasgow's property hot spots. It is close to the Commonwealth Games Village, the Sir Chris Hoy Velodrome, and Celtic Park. Newbank Park, Helensea Park, and the Cuningar Loop offer attractive, recreational green spaces within easy reach, while The Forge Market (Scotland's largest indoor market) and Forge Retail Park are within walking distance. Dalmarnock, the nearest Train station, is within walking distance, and the main A74 artery is just around the corner, providing excellent transport links. Due to its location, the area offers an outstanding range of sporting facilities, many of which featured in the Commonwealth Games: Emirates Arena, Glasgow Club fitness centre, Tolcross swimming pool, Sir Chris Hoy VÃ©lodrome, Celtic Park, Glasgow Green and Clydeside cycle paths. Entrance to property via security entrance.

Accommodation comprising: Entrance to apartment via solid wooden door leading to large reception hallway which gives access to all accommodation and large storage cupboards. Front and side facing lounge with laminated flooring opening up into modern fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, integral appliances, electric oven, gas hob, extractor, partially tiled walls and laminated flooring.

Bedroom one is front facing with fitted wardrobes and carpet. En-suite comprising low flush wc, wash hand basin, shower cubicle, partially tiled walls and vinyl flooring. Bedroom two is side facing with fitted wardrobes and carpet, Bathroom comprising low flush wc, wash hand basin, bath, partially tiled walls and vinyl flooring.

The property benefits from full gas central heating and double glazing throughout.

EXTRAS - All floor coverings, light fittings and window blinds.



**Offers Over £123,500**