



PROPERTY
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34 Addison Road
Glasgow
G12 0TT



Offers Over £150,000

This well-presented traditional top-floor one-bedroom flat offers excellent natural light and a well-appointed kitchen and bathroom. Located on Addison Road in Glasgow, the property is ideally suited to first-time buyers, downsizers, or buy-to-let investors.

The exterior of the building is finished in light beige/buff brickwork and is in excellent condition. The low-pitched hipped roof is covered with black roof tiles, creating a modern, low-maintenance exterior with a neutral colour scheme. This property would make an excellent first home or a highly desirable buy-to-let investment.

Access to the building is via a secure entry door leading to all main apartments. At the front, there are level lawned areas with a central pathway. To the rear, a communal pathway with washing lines is accessed through a rear door, with security gates at both ends and a well-maintained brick wall enclosing the area.

Internally, the flat extends to approximately 54 sq m, offering an ideal layout and room sizes for first-time buyers or investors. The accommodation comprises a spacious hallway with a walk-in cupboard and an additional cupboard housing the electric meters.



Home Report Valuation
£160,000



The main lounge is a bright and generously sized space adjacent to the kitchen. Large bay windows provide excellent natural light and ample space for furniture, complemented by seven adjustable wall-mounted lights.

The kitchen, positioned to the front, is fitted with a range of base and wall-mounted units, generous laminate wood-effect worktops, and newly integrated appliances including a hob, oven, dishwasher, and washing machine. A freestanding fridge freezer is also included, and bay windows further enhance the natural light.



To the rear of the property, the traditional bedroom features two large wardrobes and offers ample space for a large bed, with plentiful plug sockets throughout.

Externally, there is on-street parking available nearby, and the building enjoys an open outlook. Residents also have access to communal grounds at the rear, accessed via a door at the bottom of the stairwell.

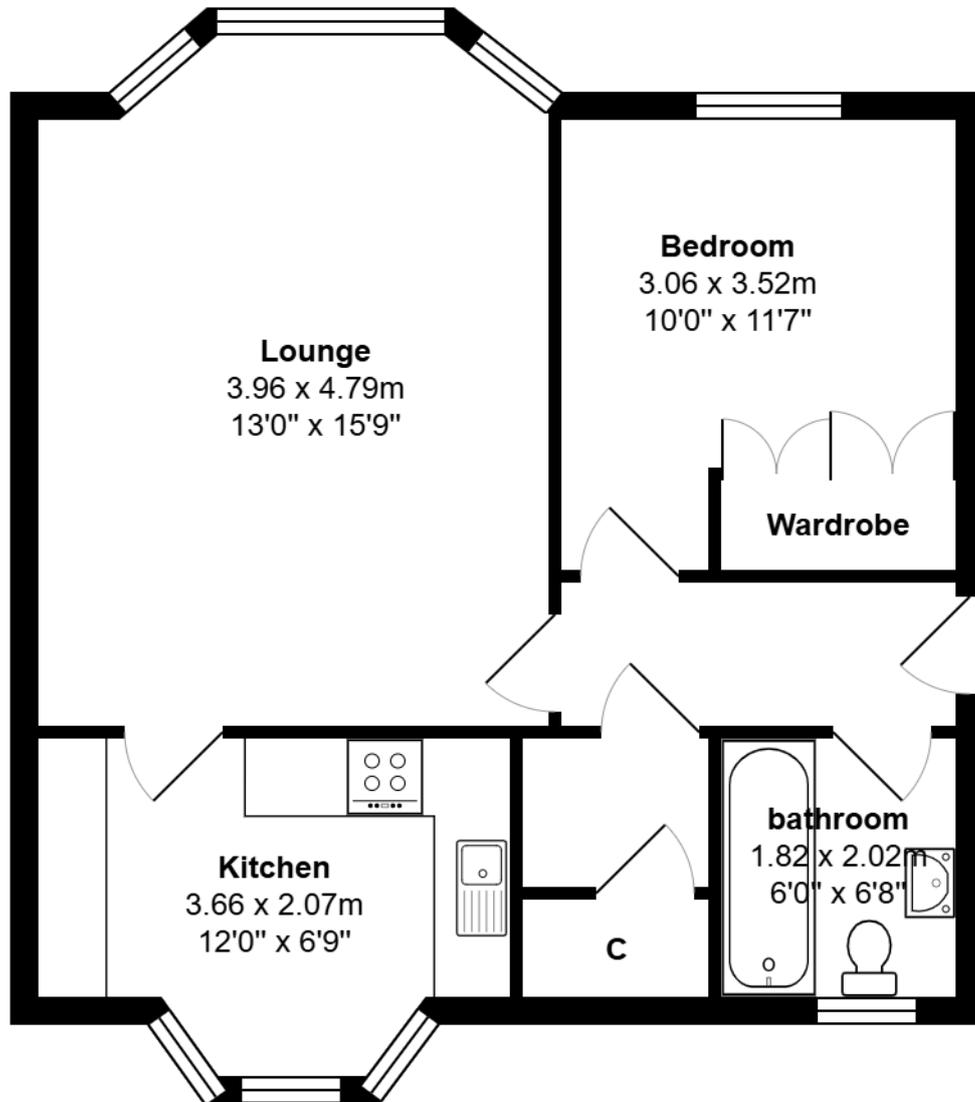


The property further benefits from gas central heating, a low-maintenance garden area, and secure controlled entry.

Vendor Comments

We have loved living at 34 Addison Road - number 35, it is also a great location and so handy for both local amenities and travelling to Glasgow.

34, Addison Road, Glasgow, G12 0TT



Total Area: 51.5 m² ... 555 ft²

All measurements are approximate and for display purposes only

Location

Situated on the banks of the River Kelvin, beside the Botanic Gardens in the heart of the Glasgow West End, The Botanics area is ideally positioned for a wide range of shops and amenities along Great Western Road and Byres Road, including coffee houses, wine bars, and restaurants. Excellent public transport links are available by bus and underground, with Kelvinbridge and Hillhead stations nearby. There are also convenient road links to Glasgow City Centre, the M8 motorway network, and Glasgow International Airport.





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