



PROPERTY
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Macleane Square
Kinning Park
G51 1TJ

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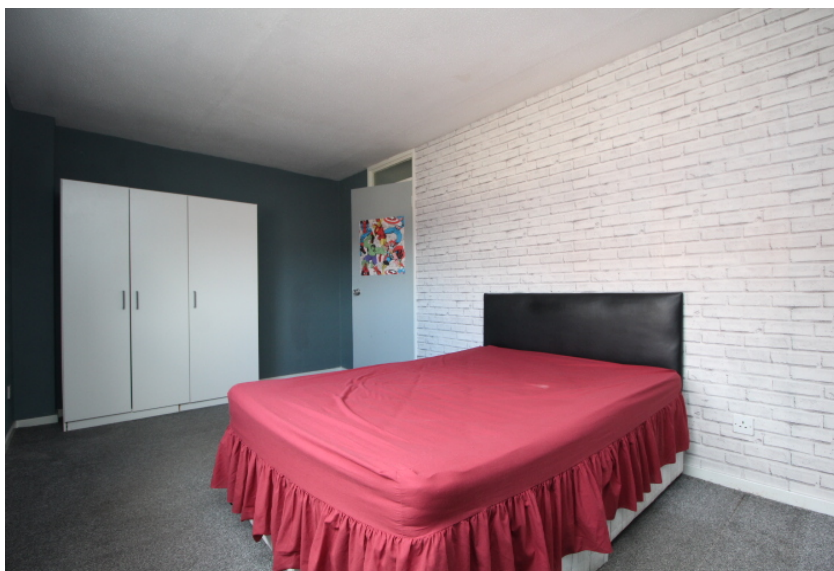
Offers Over £105,000

Spacious two bedroom second floor flat which is situated in a really convenient location on the south side of Glasgow.

The property has a rendered exterior beneath a concrete tiled roof and is positioned in the popular Kinning Park area within a few hundred yards of the Squinty Bridge and is therefore very convenient for access to local amenities and within walking distance of the city centre .

The building is accessed via security controlled front door with stairs to each level. At the rear of the building there are level lawned areas with tarmac pavements and ample private parking for residents.

Internally the apartment provides spacious accommodation of over 700 sq ft which makes us an excellent size property with great potential. The interior does require modernisation and upgrading although once completed would be an excellent apartment in what is in a very popular location.



Home Report Valuation
£110,000

Council Tax Band B

EPC Rating C



The accommodation comprises entrance hallway with storage cupboard at the front and a very large walk-in shelf storage cupboard at the far side.

The main lounge of the living room is a great size and has twin windows at the front which provide a really nice open outlook.

The kitchen is breakfasting size and has a range of floor standing storage units with space for free standing cooker, fridge freezer and there is an integrated stainless steel sink. Walk-in storage cupboard to one side and a further cupboard at the front adjacent to the lounge.

There are two double bedrooms both with space for free standing bedroom units and the bathroom has a white three-piece suite which also requires to be modernised.

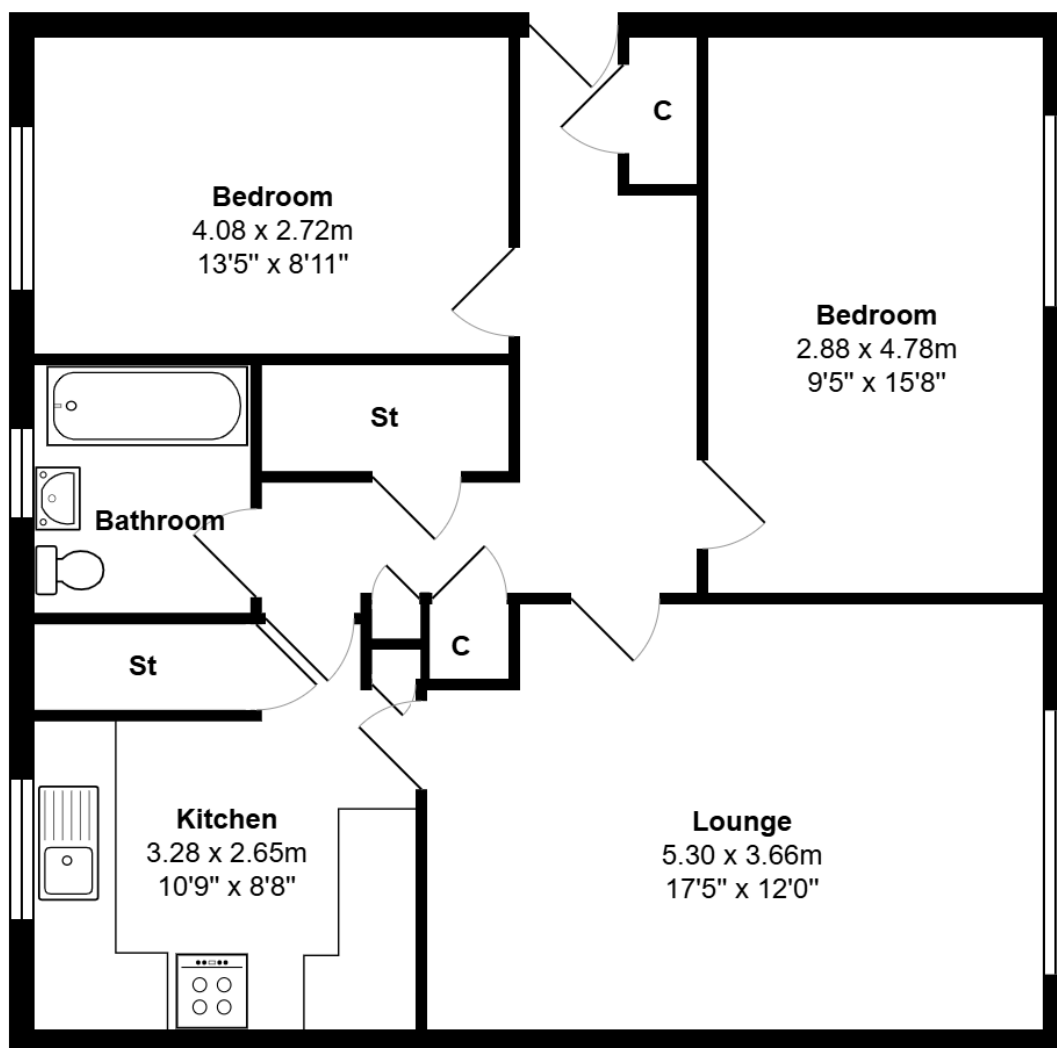
The property further benefits from partial double glazing, gas fire central heating security controlled entry.



Perfectly positioned just off Govan Road, this MacLean Square address enjoys a highly convenient setting within the vibrant Kinning Park and Cessnock districts of Glasgow. The area offers an excellent blend of riverside living, urban connectivity, and access to some of the city's most dynamic cultural and commercial hubs.

Vendor Comments

This has been a great flat as was so handy for the city centre.

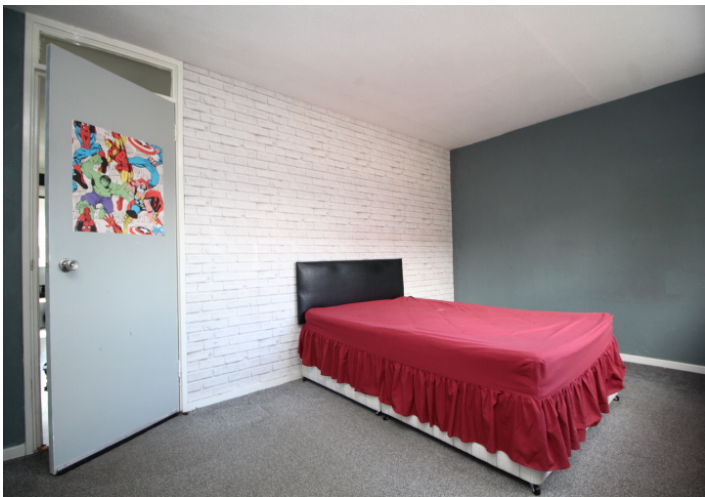


All measurements are approximate and for display purposes only

Total Area: 74.1 m² ... 798 ft²

Location

Residents benefit from superb transport options, making commuting effortless. Kinning Park Subway Station is only a short walk away, providing fast links across the city. Exhibition Centre Train Station is also easily accessible for wider rail connections. Regular bus services operate along Paisley Road West and Govan Road, ensuring reliable travel throughout Glasgow. For drivers, the location offers quick access to the M8 and M74 motorway networks, ideal for travel across Scotland and beyond.





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