

9 Fisher Court

Guide Price £100,000

Flat 0/2, 9 Fisher Court, Dennistoun, Glasgow G31 2HP





Overview

Beautifully presented this three bedroom maisonette flat is located over the ground and first floor. Offering well proportioned accommodation comprising on the ground floor of entrance hall with laminate flooring leading to internal reception hall with tiled floor providing access to living/dining room, dining kitchen, large walk-in store and downstairs modernised cloaks (wc/whb). The spacious living/dining room is in excess of 20ft long and features laminate flooring.

The modern fitted dining size kitchen has a range of wall and base units contrasting against gloss effect worktops incorporating built-in stainless steel oven, gas hob, extractor and one and a half bowl stainless steel sink. There are splashbacks to work surface areas with the remaining décor complementing the tiled floor. The equally impressive first floor level has three double sized bedrooms with bedroom two further advantaged by a built-in mirror sliding door wardrobe to one wall. The bathroom also benefits from modernisation featuring a white suite and including a thermostatic controlled shower over bath all of which is complemented by tiled walls and flooring (small wall area un-tiled).

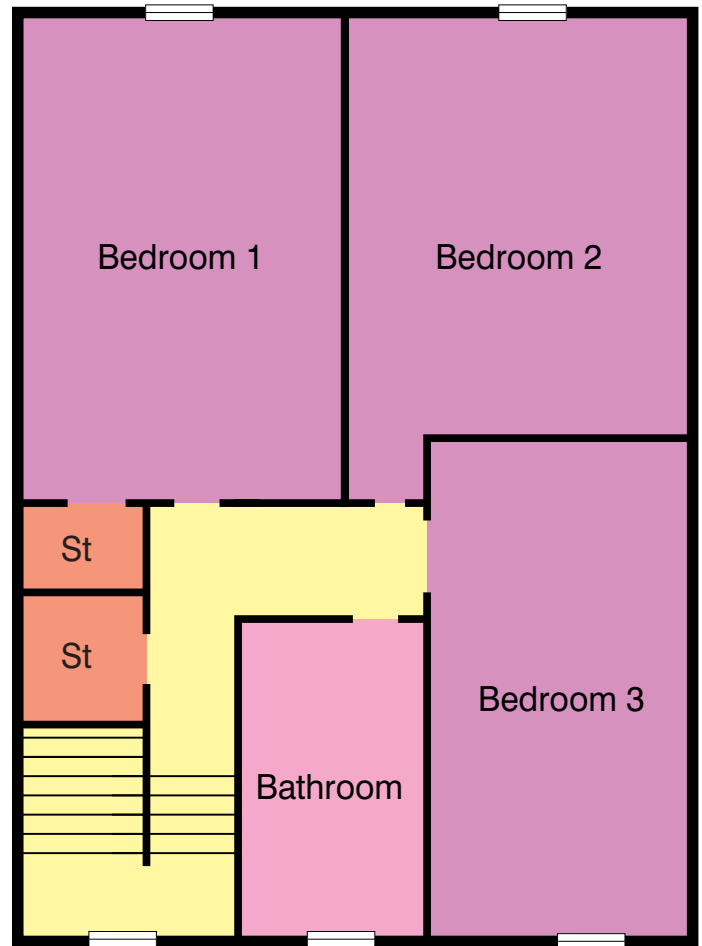
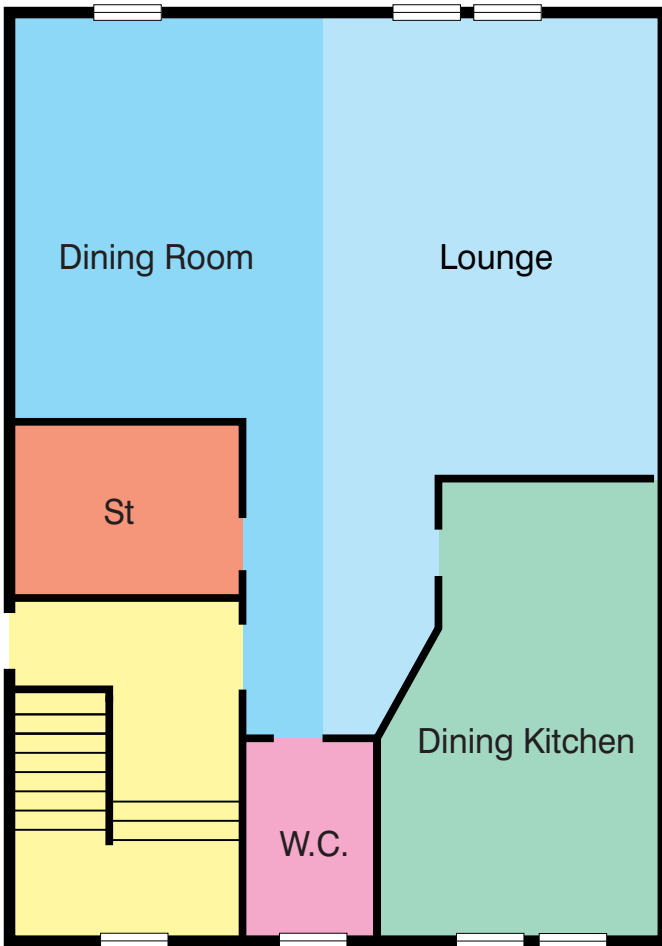


Accommodation

The property benefits from a secure door entry system, double glazing and is warmed by gas central heating via a combination boiler. Outside to the right hand side of the front entrance door is an area of low maintenance garden providing drying area. There is also plenty of parking available throughout the development. There is also a useful shared internal drying area/storage facility.

The property is located within a development close to Glasgow City Centre there are local amenities within a short walking distance. Public transport links are excellent with bus services and train stations all within close proximity. For those travelling by car there is an excellent road network linking with Glasgow City Centre and the M8 motorway providing links throughout the central belt including Glasgow International Airport.

Entrance Hall	-
Reception Hall	20'7" x 11'10" (reducing to 9'7")
Living/Dining Room	13'5" x 10'5" (reducing to 7'9")
Cloaks	5'7" x 3'10"
Bedroom 1	12'8" x 8'7"
Bedroom 2	10'10" x 9'7" (to wardrobe front)
Bedroom 3	13'6" x 8'10"
Bathroom	8'4" x 5'3"



Floor plans are indicative only – not to scale

Additional Information

Viewing

Through Inksters on 0845 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Entry Date

Negotiable

Home Report

A Home Report is available with a valuation of £100,000.

Travel Directions

Travelling from Glasgow City Centre travel east bound on Alexandra Parade after passing the cemetery on your right hand side take the turning on your right for Firpark Street and proceed straight along turning left onto Broompark Drive. Continue round taking the turning on your right still on Broompark Drive and right again and then left onto Cardross Street passing Cardross Court on your right hand side. Follow the road down to the bottom of the hill following the road round the bend to the right onto Fisher Court. At the very end of the road number 9 is located straight along on the left hand side.

Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.