



Flat 1/1, 67 Ibrox Terrace
Glasgow | G51 2TB

pattison&co

Offers Over £115,000



Flat 1/1, 67 Ibrox Terrace, Glasgow, G51 2TB

This is a well presented one bedroom flat on the preferred first floor within traditional red sandstone Victorian Tenement. The property enters by a welcoming hallway giving access to all apartments. The generously sized living room benefits from feature bay window, traditional style fireplace, and integrated shelving. The kitchen enjoys neutral toned wall and floor mounted cabinetry with space for white goods, and a tranquil view to the rear communal gardens. There is also a bonus nook just off the kitchen currently housing storage shelves. The bedroom provides space aplenty for a double bed with storage. The bathroom includes shower over bath, and white sanitaryware and WC, and is completed by feature tongue and groove wood panelling to the lower walls. The property specification includes gas fired combi boiler, UPVC double glazing, well maintained rear communal gardens and secure communal entry. Parking is on street. The property is just a short distance from infamous Paisley Road West where you will find all usual amenities such as bars, shops and restaurants. The property is also conveniently located near to Ibrox and Cessnock Underground Stations providing easy access to Glasgow's City Centre. Further, the property is a short distance from the M77 and M8 motorway networks to connect the property to the central belt and beyond with ease.



All room measurements are taken from the longest and widest points and are approximate:-

Hallway: 3.02m x 2.32m

Living Room: 3.70m x 5.23m

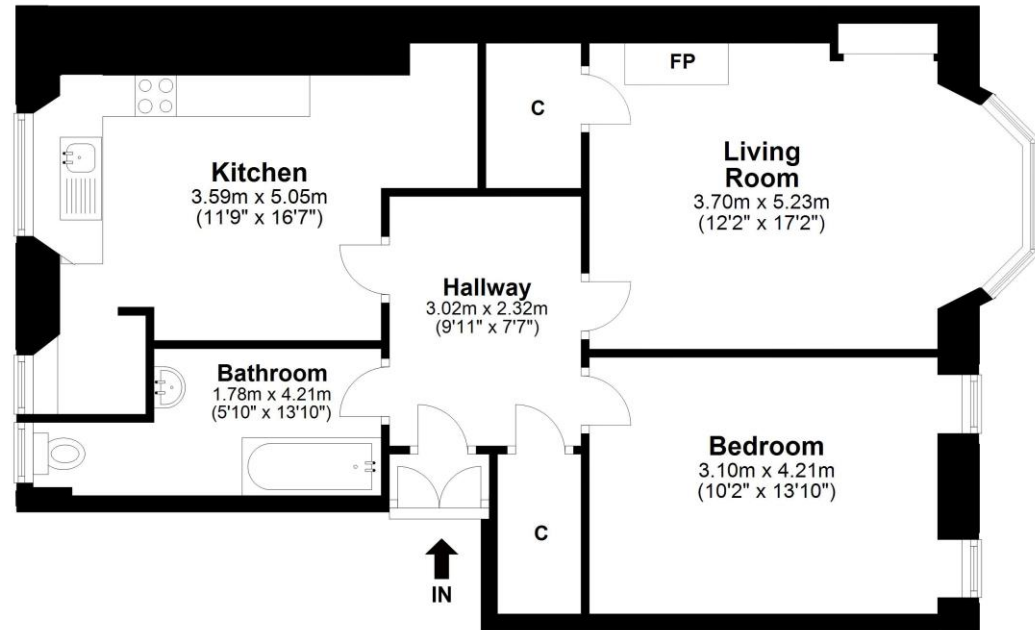
Kitchen: 3.59m x 5.05m

Bedroom: 3.10m x 4.21m

Bathroom: 1.78m x 4.21m



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Certificate Number :

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 |
| 69-80 | C | 69 | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

<https://find-energy-certificate.digital.communities.gov.uk/energy/certificate/>



Total area: approx. 67.4 sq. metres (725.0 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.