



## 39b Lyoncross Road Glasgow, G53 5UH

Offers over £58,995



PATCH ESTATE AGENTS welcomes to the market this rarely available 1 bedroom, 1st floor apartment situated in the much sought after south side of Glasgow and close to excellent transport links.

Accommodation comprises lounge, fitted kitchen, 1 bedroom and bathroom.



A delightful modern apartment which will appeal to 1st time buyers and Investors alike. Internally the property benefits from generous room sizes and is presented in true walk in condition throughout therefore an early inspection is strongly advised.

Accommodation comprises welcoming reception hallway, stylish bright and airy lounge, quality modern fitted kitchen providing ample storage, complimentary worktops and tiled splashback. The well appointed and generous sized double bedroom benefits from built in wardrobes and completing this must see property is the spacious shower room with large shower cubicle, matching wc/vanity unit and contemporary feature wet wall.

#### Glazing

This property benefits from Double Glazing

#### Heating

This property benefits from Gas Central Heating

#### Outside

This property benefits from well maintained communal front and rear gardens.

#### Parking

The property benefits from Visitors and Residents Parking at rear of property.

#### Accommodation

Lounge

Fitted Kitchen

Bedroom

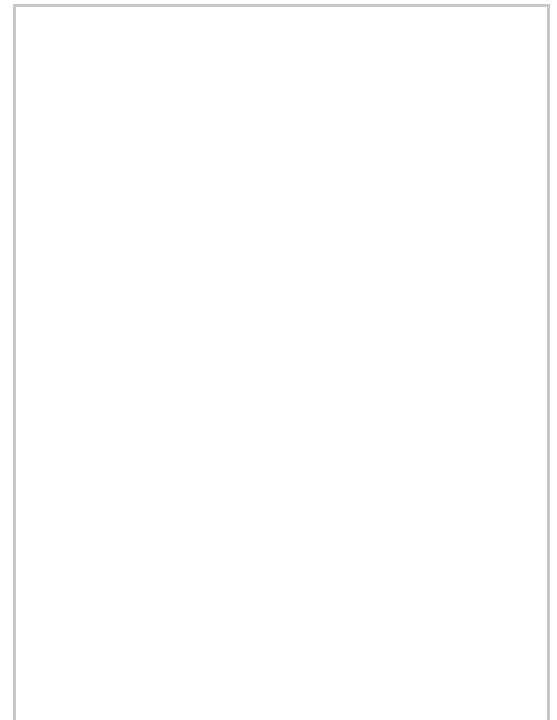
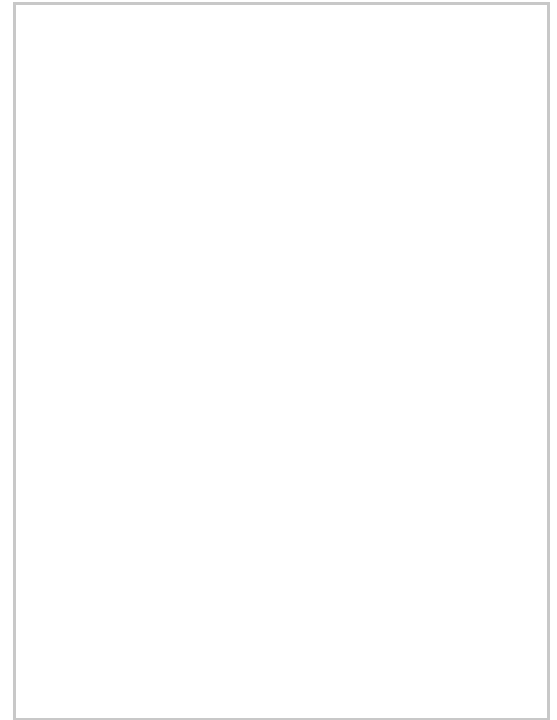
Bathroom

#### Area

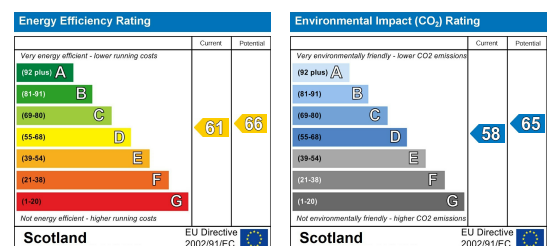
Lyoncross Road is ideally situated to enjoy a range of Southside amenities and offers excellent shopping and dining facilities at both Silverburn and Braehead shopping complexes and also regular public transport links to Glasgow City Centre and destinations further afield. Easy access to the M8 and M77 motorway networks allows for a quick commute throughout the Central Belt of Scotland.

Early Viewing Strongly Advised

## Floor Plans



## Energy Efficiency Graph



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