



Flat 2/1, 202 Copland Road, Ibrox

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Situation

This property is conveniently located for easy access to all the city has to offer and remains popular due to its location and proximity to the City Centre/ Finnieston/West End via the Clyde 'Arc' Bridge, Clyde Tunnel by car, bus or by local underground station.

Paisley Road West offers a range of popular bars and restaurants as well as a selection of local shops and supermarkets. The area surrounding the property offers a range of amenities and is near the Financial District, SECC, Clyde Auditorium and Pacific Quay where the BBC and the SMG are headquartered.

The nearby Clyde Arc bridge, Clydeside Expressway, Clyde Tunnel and the M8 ensure easy access to neighbouring districts, Glasgow Airport and some of Scotland's most impressive countryside attractions, including Loch Lomond and The Trossachs National Park.





Description

A spacious second floor traditional top floor flat, requiring upgrading and modernisation, located close to local amenities, shops and commuter links.

Offering excellent development potential, this property requires internal upgrading and modernisation.

At present the accommodation comprises:

A controlled door entry security system leads to a well kept period communal entrance with stair access to all levels. Vestibule. Reception hallway with storage. Bright bay window sitting room overlooking the side of the property, fireplace and walk in storage cupboard. Dining room with recess and scullery kitchen. Double bedroom with fireplace. The bathroom completes the accommodation.

Communal rear court with bin store facilities. This property would allow development potential, subject to the relevant consents.

Agents Note:

The property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

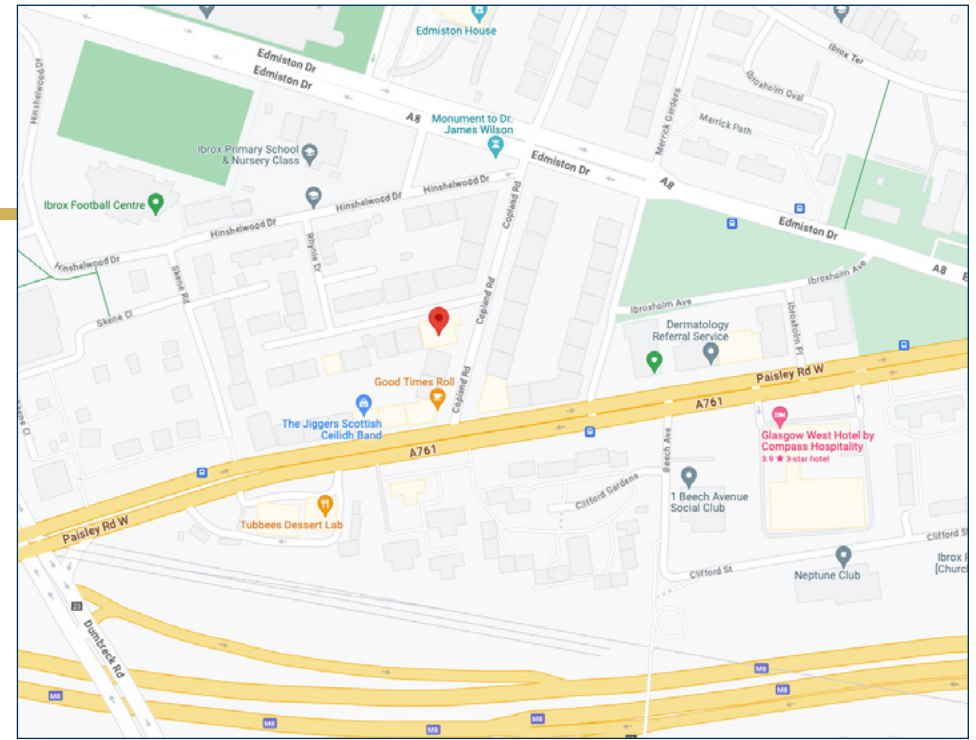
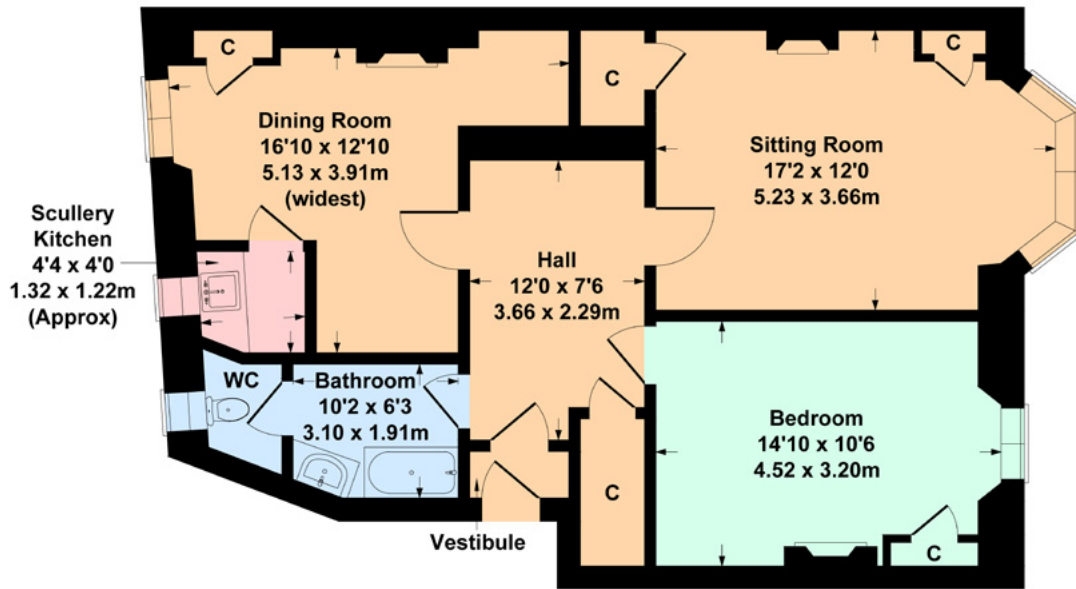


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Flat 2/1, 202 Copland Road, Ibrox, G51 2LB

Approximate gross internal area 757 sq ft - 70 sq m



Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

Glasgow City Council
Council Tax Band: C

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band F

Services

The property will be supplied by mains water, electricity and drainage. Services not tested.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU
Tel: 0141 287 2000

Property Reference 3034

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. produced by Potterplans Ltd. 2023

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

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