



For Sale

Offers Over £45,000 Freehold

Wellgreen Court, Pollokshaws

1 Bedroom Apartment

Rental Yield: 10.67%

Martin & Co Glasgow Shawlands
186 Kilmarnock Road, Glasgow, Lanarkshire, G41 3PG
0414 649 5848
glasgowshawlands@martinco.com

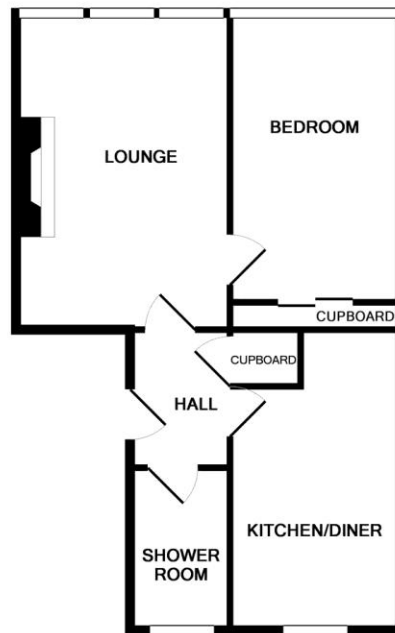


Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. **Sonic / Laser Tape:** All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. **Services Not tested:** The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. **All Measurements:** All Measurements are Approximate. **Mortgage & Financial Advice:** Our mortgages are offered by Seico who have a team of highly qualified Financial Consultants that can provide you with up to the minute information on many of the rates available. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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Excellent investor potential/first time buyer opportunity. A well presented ground floor flat within a refurbished building constructed around a central landscaped courtyard, ideally placed to Shawlands and amenities. Comprising Hall, generous lounge, modern dining kitchen, double bedroom and shower room. D/glazed, elec heating.

- Investment Opportunity
- Ideal First Time Buyer
- Refurbished Building
- Landscaped Courtyard
- Double Glazed
- One Bedroom
- Dining Kitchen
- Nearby Shawlands
- EPC Rating:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HALL 6' 3" x 4' 7" (1.91m x 1.41m)

LOUNGE 15' 7" x 10' 6" (4.75m x 3.21m)

KITCHEN/DINER 14' 11" x 7' 9" (4.55m x 2.37m)

BEDROOM 13' 7" x 8' 4" (4.15m x 2.56m)

SHOWER ROOM 8' 0" x 4' 11" (2.44m x 1.50m)

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