



RESIDENCE

248 Paisley Road West, , G51 1BS

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3 Bedrooms | 1 Public Rooms | 1 Bathrooms

This spacious top-floor, three-bedroom traditional tenement flat enjoys a convenient position within the ever-popular Cessnock area, offering easy access to a wide range of local amenities and transport links.

The property presents an excellent development opportunity for investors, builders, and buy-to-let landlords. While partially refurbished, it now requires finishing works, including decoration, some electrical upgrades, installation of a heating system, and completion of both the kitchen and bathroom. Once finished, the flat has the potential to be a highly desirable rental or resale property.

Internally, the accommodation is generous in scale, with bright and airy apartments throughout. The layout comprises a communal entrance hall, a welcoming reception hallway, a spacious lounge, a dining-sized kitchen, a partially fitted shower room, and three well-proportioned bedrooms.

Externally, the property benefits from access to a communal rear garden, mainly laid to lawn with a designated drying area.

The property is offered for sale in its current condition.

Paisley Road West is a highly convenient location within Glasgow's south-west, offering an excellent selection of local shops, supermarkets, cafes, and everyday amenities. The area is well served by public transport, including Cessnock Underground Station, providing quick and easy access to Glasgow City Centre and beyond. Major road links, including the M8 motorway, are also within close proximity, making this an ideal base for commuters. The nearby Queen Elizabeth University Hospital and BBC Scotland headquarters further enhance the area's appeal for both homeowners and tenants alike.

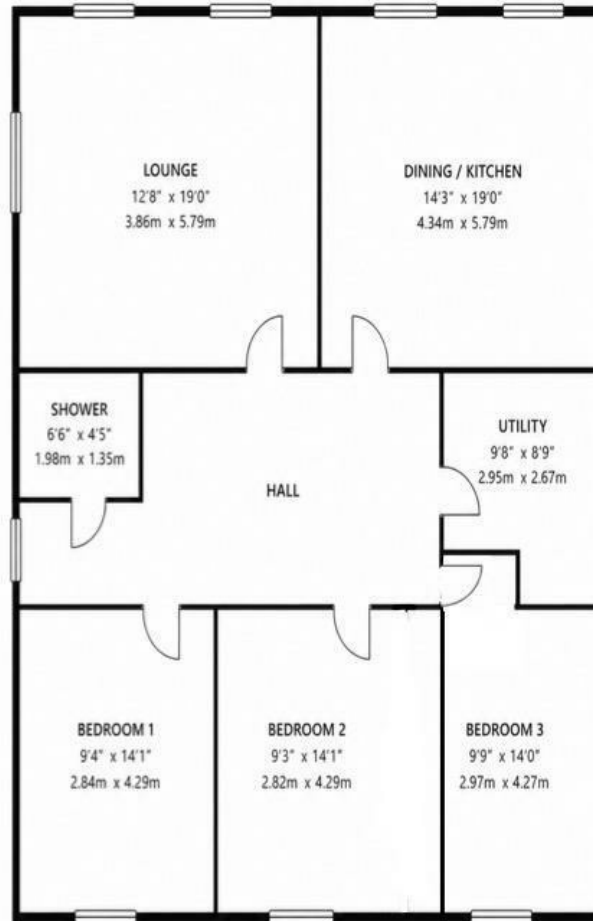


1205.00 sq ft | EER = F



Viewing by appointment with Residence Uddingston
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FLOOR PLAN



TOTAL APPROX. FLOOR AREA: 1,205 sq.ft. (112.0 sq.m.)

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



We believe these details to be accurate; however, 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.