CODA
-ESTATES-







2/2, 161 Maryhill Road, Glasgow, G20 7XL

Offers Over £100,000

- Traditional one bedroom second-floor tenement flat
- Ideal opportunity for first-time buyers, those seeking a project or property investors
- Requires modernisation and upgrading throughout
- EER Band
- Convenient Maryhill Road location, close to St George's Cross
- Excellent potential to refurbish to your own taste and style
- Access to a raised communal garden
- Excellent access to Glasgow's West End and City Centre
- Attractive asking price reflecting the condition
- Viewing recommended to appreciate the potential on offer

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161 Maryhill Road, Glasgow G20 7XL

This traditional one-bedroom, second-floor tenement flat on Maryhill Road offers excellent potential as a refurbishment project. Close to St George’s Cross, the property is well placed for local amenities and transport links, with easy access to Glasgow’s West End and city centre.

1 1 1

Council Tax Band:





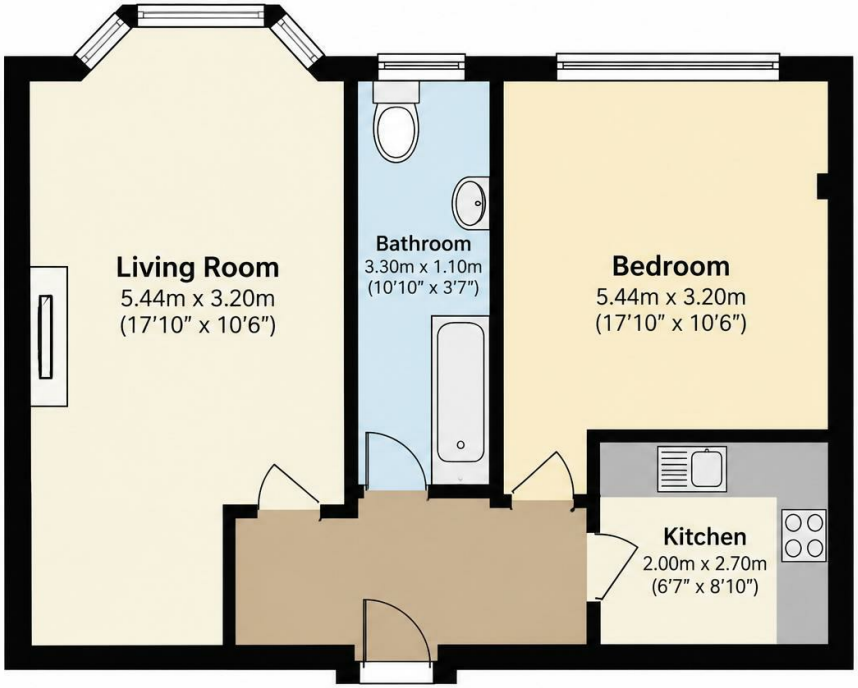
Situated in a convenient location on Maryhill Road, close to St George's Cross, this traditional second-floor tenement flat offers excellent potential for those seeking a refurbishment project in a popular and well connected area. With easy access to both Glasgow's vibrant West End and City Centre, the property is ideally placed for a range of local amenities, transport links and everything the city has to offer.

The property would benefit from modernisation and upgrading throughout, which is reflected in the attractive asking price. This presents an excellent opportunity for buyers to create a home tailored to their own tastes and specifications, whilst potentially enhancing its value and making it an appealing investment opportunity.

The accommodation comprises an entrance hallway, an internal fitted kitchen, a spacious living room currently utilised as a bedroom, and a good-sized double bedroom. A bathroom fitted with a three-piece suite completes the accommodation.

Further benefits include access to a raised communal garden, conveniently accessed from the first-floor landing within the communal close, providing a welcome outdoor space for residents to enjoy.

Offering a fantastic opportunity to add value in a desirable location, early viewing is recommended to appreciate the potential on offer.



Total area: 45 sq m (484 sq ft) approx.

This floor plan is for illustrative purposes only and should be used as a guide. Not to scale.

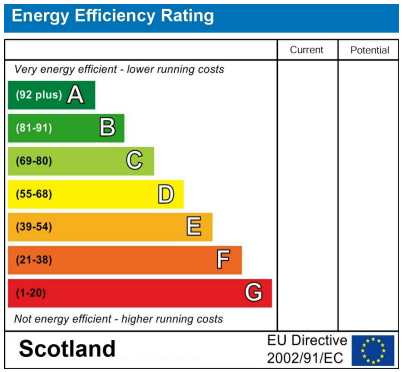


Directions

Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

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