



Client of Countrywide
St Valentine Terrace, New Gorbals, Glasgow, G5



Countrywide

Estate Agents



Well presented rarely available main door duplex apartment, offering flexible accommodation over two levels. This particular home is set within the award-winning 'Piers Gough Design Cruden Development'. The accommodation comprises reception hallway, living space which offers lounge and dining areas, fitted kitchen and cloakroom/wc. The upper level offers three double bedrooms (master with en-suite) and family bathroom. The property further benefits from gas central heating, double glazing, residents parking and access to communal landscaped gardens. The 'New Gorbals' has undergone a complete transformation in recent times to offer modern executive homes with all the benefits of city living without the cost as well as being perfectly placed for commuting to and from the City Centre via road or public transport links and to excellent local facilities such as the New Gorbals Leisure Centre. Countrywide would urge early internal inspection to avoid disappointment.



Lounge



Kitchen

Reception Hallway

Accessed via timber door with spyhole insert. Welcoming hallway allowing access to main living space, cloakroom and staircase leading to upper level. Ceiling light point. Central heating radiator. Fitted carpet.

Living Space 25' x 15'10" (at widest points)

Immediately impressive main public apartment which has been zoned into lounge and dining area. Twin ceiling light points. Ceiling light point at dining area. Wall of double glazed window, allied to double glazed patio door allowing access to westerly facing timber decked area. Feature curved wall. Under stairs storage cupboard. Two central heating radiators. Fitted carpet. Access to kitchen.



Bedroom



Bathroom

Kitchen 12'7" x 7'

Offering a range of wall and base units with complementary worktop surfaces and under unit lighting. One and a half stainless steel sink bowl with mixer tap and side drainer. Integrated five ring 'Bosch' gas hob, double electric oven and chimney style extractor hood. Integrated fridge/freezer, dishwasher and washer/dryer. Tiling to splashback. Ceiling light point. Double glazed window formation to front overlooking park.

Cloakroom/wc 6'6" x 3'

Two piece suite comprising low level wc and wash hand basin. Ceiling downlighters. Extractor vent. Shaver point. Central heating radiator.

Upper Hallway

Accessed via carpeted staircase with fitted handrail. Ceiling light point. Storage cupboard. Central heating radiator. Fitted carpet. Access to three bedrooms and bathroom.

Bedroom One 13'7" x 10'

Generously proportioned master bedroom with double glazed window formation to front. Ceiling light point. Walk-in dressing area. Floating shelf formation. Central heating radiator. Fitted carpet. Access to en-suite.

En-suite 8' x 4'

Comprising low level wc, wash hand bowl and thermostatically controlled shower. Ceiling downlighters. Extractor vent. Feature brick glass wall. Partially tiled walls. Heated chrome towel rail. Double shaver point.

Bedroom Two 12' x 9'

A double bedroom with double glazed window formation affording westerly aspects overlooking communal landscaped gardens. Ceiling light point. Built-in wardrobes offering hanging and shelving space. Central heating radiator. Fitted carpet.

Bedroom Three 12'9" x 9'3" (at widest points)

Ceiling light point. Double glazed window formation affording westerly aspects overlooking communal landscaped gardens. Built-in wardrobes offering hanging and shelving space. Central heating radiator. Fitted carpet.

Bathroom 7'6" x 5'7"

Three piece suite comprising low level wc, wash hand basin and bath with centre mixer tap and shower attachment. Partially tiled walls. Ceiling downlighters. Extractor vent. Heated chrome towel rail. Vanity mirror with shaver point to side.

Heating

The property is warmed by gas central heating.

Glazing

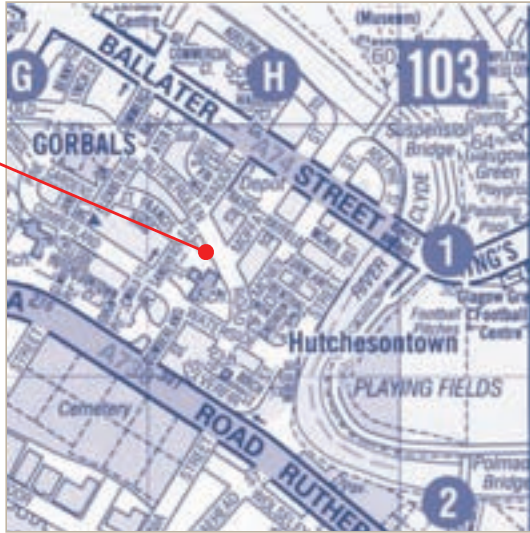
The property benefits from double glazing.

Gardens

The property benefits from westerly facing timber decked area.

Parking

The property benefits from residents off-street parking.



Travel Directions

From our City Living office proceed south and turn left onto Trongate. Turn right onto Saltmarket and continue over the River Clyde turning left onto Ballater Street. Turn right after the Leisure Centre into Commercial Road then left into Old Rutherglen Road. Turn right into Queen Elizabeth Gardens then left into St Francis Rigg which follows round into St Valentine's Terrace, where the property can be found on the left hand side.

Accommodation

Living Space	25' x 15'10" (at widest points)
Kitchen	12'7" x 7'
Cloakroom/wc	6'6" x 3'
Bedroom One	13'7" x 10'
En-suite	8' x 4'
Bedroom Two	12' x 9'
Bedroom Three	12'9" x 9'3" (at widest points)
Bathroom	7'6" x 5'7"



Vendor Clients of Countrywide
 Viewing **Countrywide City Living**
 71 Candleriggs, Merchant City,
 Glasgow, G1 1NP
 t:0141 552 1400
 e: cityliving@countrywidenorth.co.uk

Reference CLV090217
 Office Contact Nicola Goudie

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Survey & Mortgage Advice

Please note that these particulars have been prepared by us on the basis of the information provided to use by our vendor / client.

If there is any aspect of these particulars that you wish clarified or that you find misleading please contact the office where further information is available.

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A Mortgage Consultant from our associated company Countrywide Mortgage Services will be pleased to provide you with the mortgage advice and recommendations unique to your individual circumstances and what's more, unlike many mortgage advisers, they do not charge a fee. They can guide you through the home buying maze, no matter which estate agent you buy through. They offer mortgages from a panel of banks and building societies with names you can trust as well as exclusive mortgage products. For further details, please speak to our Mortgage Consultant.

Countrywide Mortgage Services, Sovereign House, Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GT.

Your Home may be repossessed if you do not keep up repayments on your mortgage.

To view contact

Countrywide City Living
 71 Candleriggs, Merchant City,
 Glasgow, G1 1NP
Telephone:0141 552 1400
 e-mail: cityliving@countrywidenorth.co.uk



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Principal Office: 71 Candleriggs, Glasgow G1 1NP



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