

## 7 Leven Street, Pollokshields, Glasgow

- **Attractive Residential Investment Opportunity**
- **Desirable Location**
- **Larger Style 2 Bedroom Top Floor Flat**
- **Regulated Tenancy Agreement in Place**



## LOCATION

This larger style top floor flat is located in a popular residential pocket of Pollokshields, to the south of Glasgow. The property is conveniently placed for access to a host of local amenities, including schools at both primary and secondary levels, shops and public transport services. In addition to this, there are excellent road links close-by giving easy access to Glasgow City Centre and the Central Belt motorway network system.

## DESCRIPTION

Internally the property comprises of an entrance vestibule, leading to a large entrance hallway with access off to all apartments, bright spacious bay windowed lounge with fireplace and recess cupboard off. Dining sized kitchen with wall and base mounted storage units, inset sink with tiled splash backs, pantry cupboard off and dining area to the rear, two generously proportioned double bedrooms. Bathroom with three piece white suite & shower. The property further benefits from gas central heating throughout and communal rear gardens.

### Lounge

4.78m x 4.80m plus Bay Window (15ft. 8" x 15ft. 9")

### Bedroom One

4.14m x 4.80m (13ft. 7" x 15ft. 8")

### Bedroom Two

3.28m x 4.32m (10ft. 9" x 14ft. 2")

### Dining/Kitchen

3.61m x 4.62m (11ft. 10" x 15ft 2") plus recess 1.91m x 1.3m (6ft 3" x 4ft 3")

### Bathroom

1.52m x 3.56m (5ft 0" x 11ft 8")

## LEASE DETAILS

The property is let to a sitting tenant under a Regulated Tenancy Agreement. The current passing rent is £3,050 per annum. Further details are available on application.

## ASKING PRICE

Our clients are seeking offers in excess of **£85,000** for their heritable interest.

## LEGAL COSTS

Each party will be responsible for their own solicitors' costs involved in this transaction.

## VIEWING & FURTHER INFORMATION

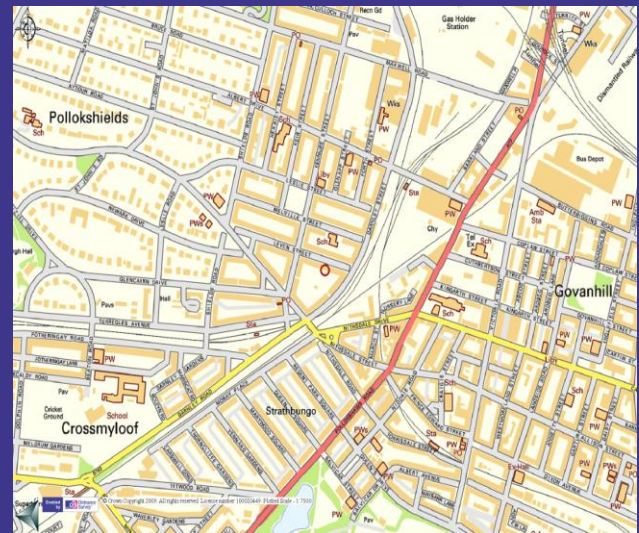
By contacting:

Sharon Conway

0141 889 0346

## DIRECTIONS

Kilmarnock Road heading towards Glasgow City Centre turn left just after the junction with Pollokshaws Road into Moss side Road. Continue along and take the fourth turning on the right into Ditmont Road. Turn left into Minnard Road and take the first turning on the right into Darnley Road. Continue along passing the Pollokshields West train station on your left hand side and turn left into Nitsdale Road. Turn right at the church into Shields Road and take the third turning on the right into Albert Drive, right onto Kenmure Street & left onto Leven Street. Number 7 can be found on the right hand side.



**DATE PARTICULARS PREPARED: JUNE 2009.**