

## DIRECTIONS

From Glasgow city centre travel west on the M8. Exit at junction 25 and turn left onto Berryknowes Road. Number 218 is on the left hand side.

## VIEWING

Strictly by appointment with the selling agents, by calling 0141 886 5678

## OFFERS

All offers should be submitted to  
10 Canal Street  
Renfrew  
Renfrewshire  
PA4 8QD  
Telephone: 0141 886 5678  
Fax: 0141 886 7327

### 3/1, 218 Berryknowes Road, Glasgow

Approximate Gross Internal Area = 65.3 sq m / 703 sq ft

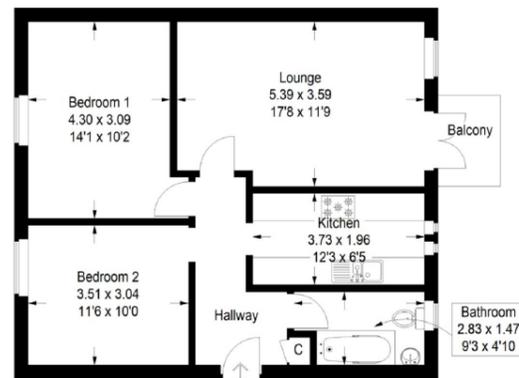
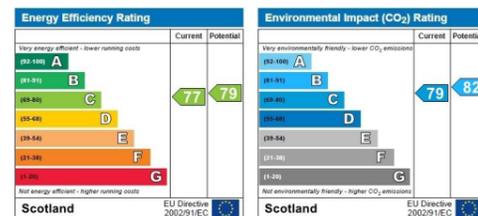


Illustration for identification purposes only, measurements are approximate, not to scale.



## 3/1, 218 Berryknowes Road Cardonald | G52 2DD



estateagency@walkerlaird.co.uk

walkerlaird.co.uk



walker laird  
solicitors and estate agents

10 Canal Street, Renfrew, PA4 8QD  
0141 886 5678  
fax: 0141 886 7327

walker laird  
solicitors and estate agents

Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.



This third floor Flat is located on Berryknowes Road close to many amenities on the nearby Paisley Road West. The well appointed two bedroom property enjoys lovely open aspects. The stylish property is well maintained and presented to a great standard throughout.

The accommodation comprises of: Hallway, spacious Lounge with Balcony, stylish modern fitted Kitchen incorporating gloss units, integrated fridge freezer and tiled splash-back, two double Bedrooms, Bedroom one features fitted wardrobe space, and a tiled Bathroom which is fitted with a white suite, mains shower and chrome towel rail.

The property is well presented throughout. The specification includes; secure door entry, a system of gas central heating and double glazing. There are also two large storage cellars in the communal close.

Berryknowes Road is located close to a variety of local amenities including Cardonald Train Station as well as the M8 Network and Clyde Tunnel links. Paisley Road West is nearby and offers a range of retail, leisure and bus links. Glasgow city centre is also a short distance.

Viewing is highly recommended.

3/1, 218 Berryknowes  
Road  
Cardonald | G52 2DD

