

# 39A Errol Gardens

NEW GORBALS, GLASGOW, G5 0RA



*Rarely available two-bed city apartment, beautifully set in New Gorbals and close to city-centre, perfect for a young couple, small family or a great buy-to-let investment*



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We are delighted to offer to the market this rarely available two-bedroom modern apartment, set within the ever-popular, vibrant and close-to-city-centre location of New Gorbals. The area continues to appeal to many buyers, with apartments continuing to see strong demand for those seeking a stylish and contemporary place to call 'home', whilst set in a relaxed location, with great amenities nearby.

# THE LOUNGE



The accommodation comprises a bright and very spacious lounge, the proportions of which are quite exceptional for a modern flat. The natural ambience of this room is evident, due to the double aspect windows that flood the room with an abundance of natural light.



# THE KITCHEN



The kitchen is an easy and convenient space to work in, with a range of units along with a gas cooker and ample space for a washing machine and fridge freezer.





There are two wonderfully bright double bedrooms in this apartment, both have built-in storage and ample room for freestanding furniture. The tiled bathroom has a white suite with a bath and a shower attachment. The handy storage cupboard off the hallway helps to ensure this apartment is always clutter-free and is kept warm and comfortable with the double glazing and gas central heating.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





With city-centre living, security and convenience are always important factors, and this apartment caters well for it, with secure entry and communal parking space to the front aspect and large secure communal garden areas to the rear.

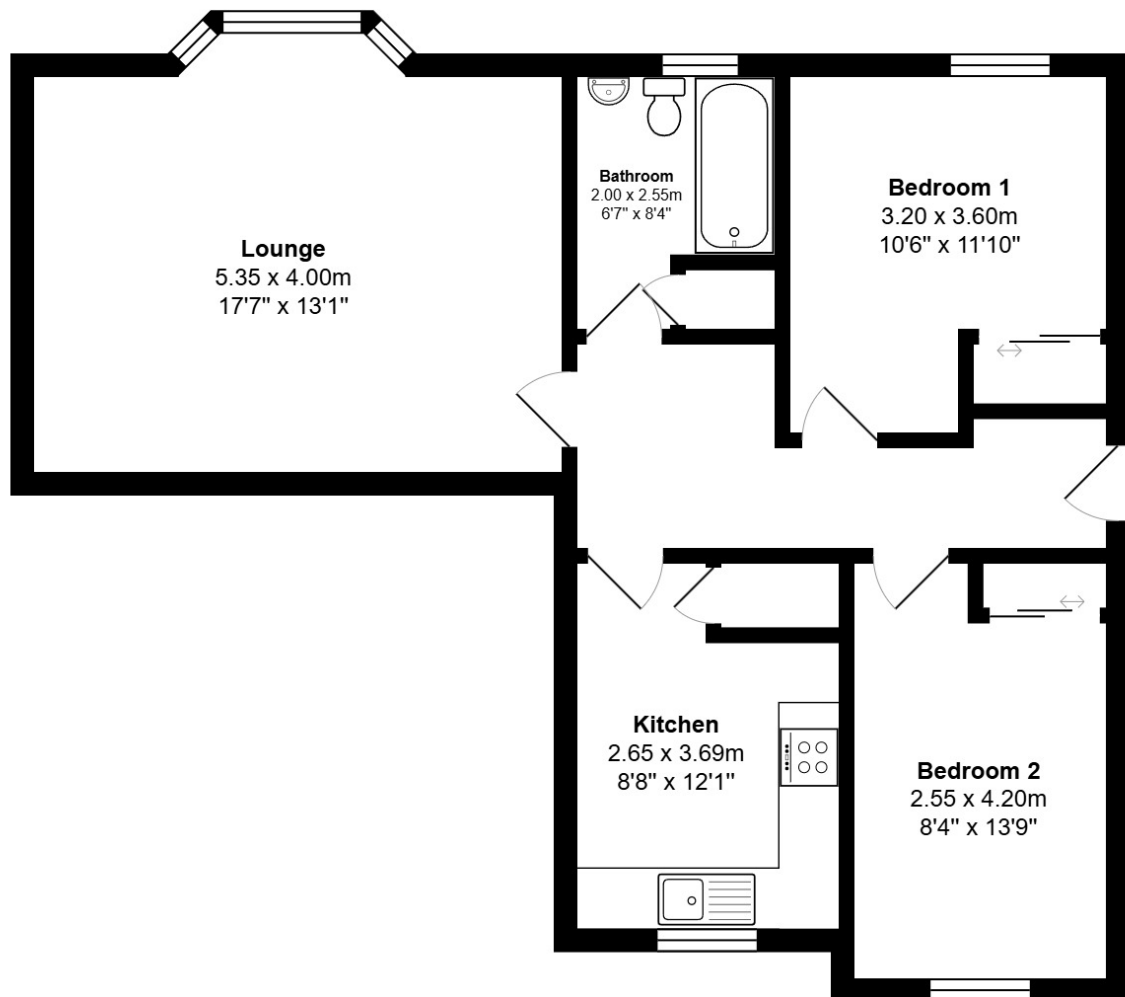
Given the close proximity to the city and 'Glasgow Green', with all its festivals, events and all the bars, restaurants and cafes that the city centre has to offer, only 10 minutes away, this is sure to be a very popular apartment. Early viewing is advised.

# EXTERNALS



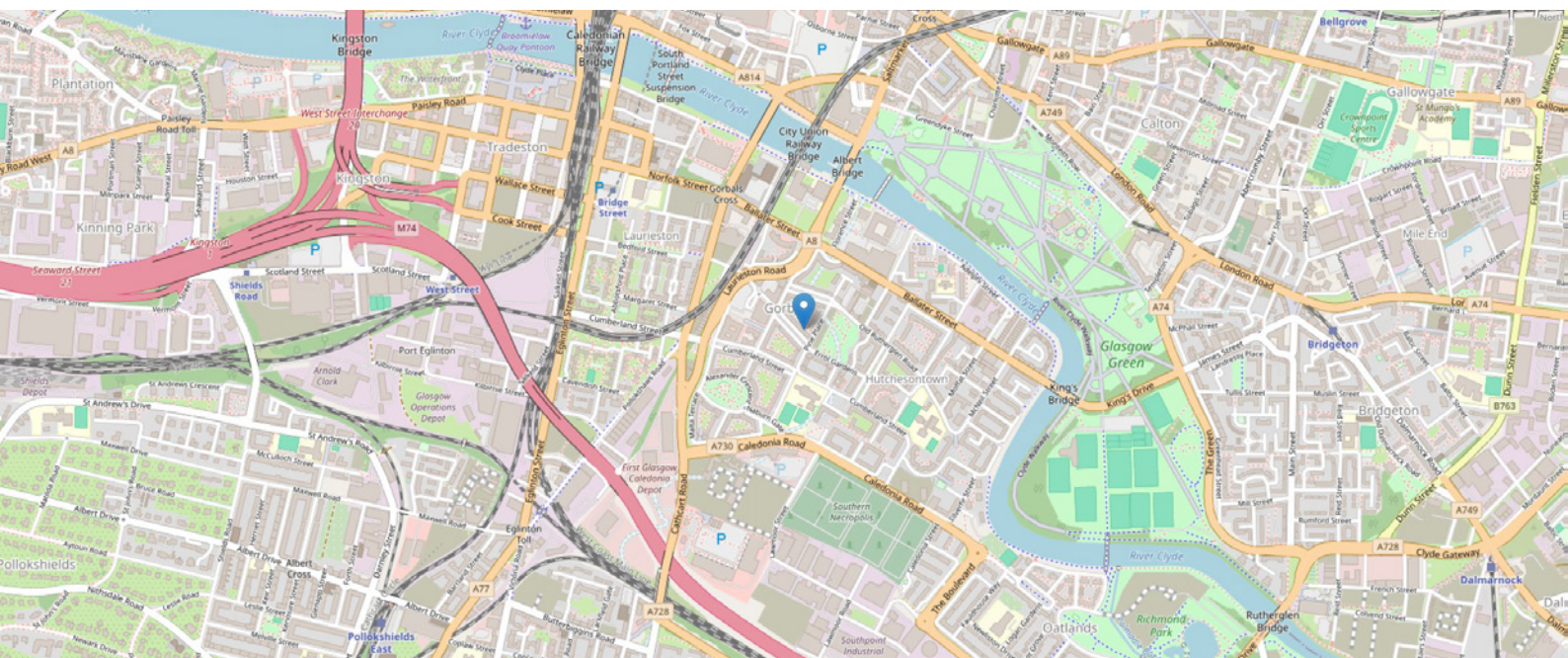


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup> | EPC Rating: C





# THE LOCATION

The popular area of New Gorbals is a great place to live and commute from. The transport links by bus are frequent and it is a mere ten-minute walk to the heart of Glasgow city centre.







For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools and amenities all within easy reach, making it a very popular place to call home. Part Exchange is available.



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Part  
Exchange  
Available



Text and description  
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