

# Fred.

ESTATE AGENTS



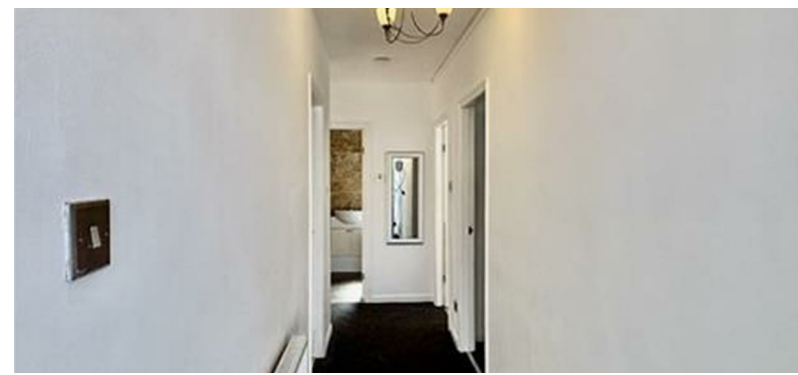
**92 Abercrombie Crescent**

Glasgow

**Offers over £95,000**











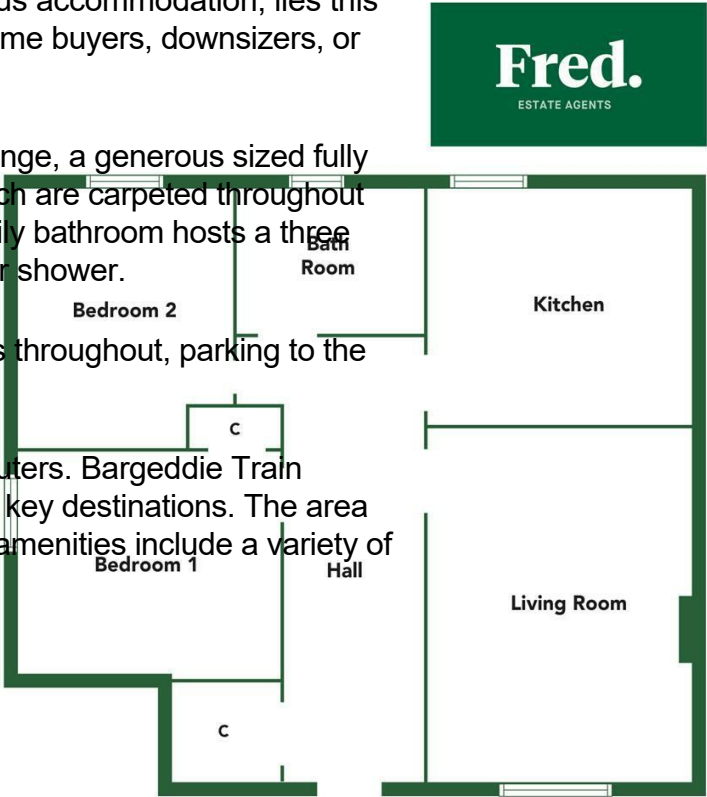


Located in the ever-popular and well-connected village of Bargeddie and providing spacious accommodation, lies this two bedroom ground floor apartment. This property offers an excellent opportunity for first-time buyers, downsizers, or those seeking a comfortable and low-maintenance home.

The property comprises of an entrance staircase leading up into a carpeted front-facing lounge, a generous sized fully fitted kitchen with wall and base units with built in oven and hob, two bedrooms, both of which are carpeted throughout with the master hosting located to the front and hosting fitted wardrobes. The fully tiled family bathroom hosts a three piece suite consisting of bar to wall WC/sink combination unit and bath with overhead mixer shower.

Further benefits include a large private garden, gas central heating, double-glazed windows throughout, parking to the front, and a private rear garden area.

Bargeddie is a popular and convenient location, offering excellent transport links for commuters. Bargeddie Train Station is just a short walk away, providing direct access to Glasgow, Edinburgh, and other key destinations. The area also benefits from excellent road links via the nearby M8, M73 and M74 motorways. Local amenities include a variety of shops and larger retail facilities in the surrounding area, all just a short drive away.



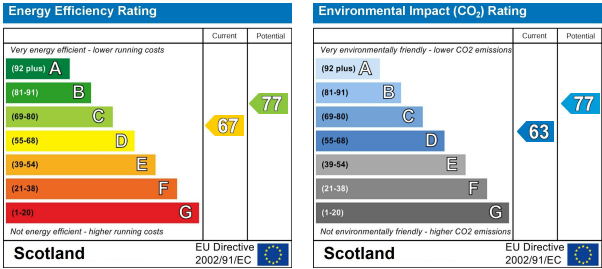
Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd

## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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