



FREEHOLD

Flat - Purpose Built (EPC Rating: C)

221 CALEDONIA ROAD, GLASGOW, G5 0TB

Offers over

£125,000

FEATURES

- Spacious Throughout
- Close to City Centre
- Gas Central Heating
- Large Kitchen
- 2 Bedrooms
- Great Motorway Links
- Popular Area
- No Onward Chain



SWEET HOME



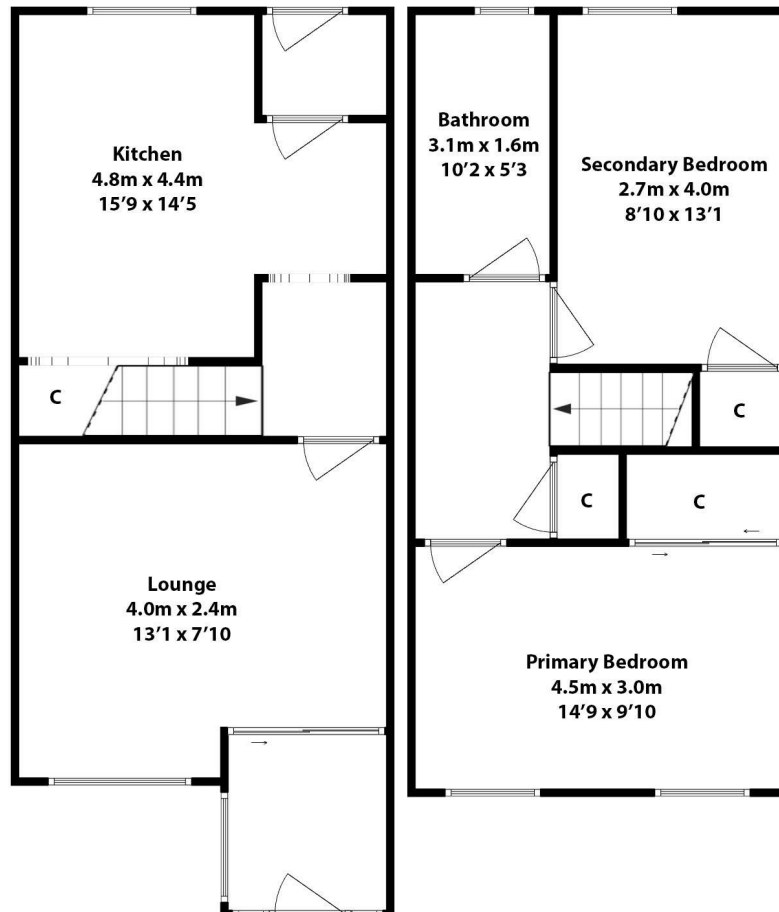
2 Bedroom Flat - Purpose Built located in Glasgow

Ross Pollock of Sweet Home Scotland is delighted to present this spacious two-bedroom flat, ideally situated in the ever-popular Gorbals area of Glasgow.

Offering generous accommodation throughout, this property comprises two well-proportioned bedrooms, both providing excellent space for free-standing furniture and comfortable living. The good-sized bathroom is practical and functional, while the large kitchen offers fantastic potential with ample room for dining and storage. The bright and spacious living room creates a welcoming environment, perfect for relaxing or entertaining guests.

To the rear, the property further benefits from a private patio area — a great addition for enjoying some outdoor space within the city.

Located in the Gorbals, now firmly established as one of Glasgow's most sought-after residential areas, the property enjoys close proximity to the City Centre, excellent motorway links, and a wide range of local amenities including shops, supermarkets, and leisure facilities.



Call us on

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<https://sweet-home.co.uk/>

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

