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## Thornliebank | 1/2, 6 Roukenburn Street

A fantastic opportunity to acquire a superb two bedroom apartment residing within the ever popular district of Thornliebank



## Thornliebank | Roukenburn Street

### Seldom available two bedroom flat benefiting from an upgraded kitchen and shower room

A fantastic opportunity to acquire a superb two bedroom apartment residing within the ever popular district of Thornliebank and benefiting from an upgraded kitchen and shower room.

The property occupies a preferred first floor positioning within an externally refurbished ex local authority building. While a well maintained residents garden can be found to the rear which provides both drying facilities and refuse stores.

The enclosed floor plan will give you a good indication to the overall size and layout of the property, however in brief the accommodation extends to: an inviting reception hallway with adjacent storage cupboard; expansive rear facing lounge permitting ample space for a dining table and chairs; thoughtfully designed modern kitchen fitted with a range of wall and base mounted units and a selection of integrated appliances; two generously proportioned double bedrooms benefitting from sufficient space for free standing furniture and to complete the overall accommodation there is a well-appointed shower room.

As the photographs show, the property is presented in good order throughout and is further complimented by gas fired central heating and double glazed windows.

EER – Band C

#### Location

Roukenburn Street is situated within the popular district of Thornliebank and is ideally placed to take advantage of the many local amenities within the area which include Sainsbury's, B&Q and nearby Silverburn Shopping Centre. There are also a range of parks and leisure facilities available within the area. Bus and train services are available, whilst the M77/M8 motorway network is only a short distance away and provides swift access to Glasgow International Airport, Glasgow City Centre and most major towns and cities throughout the Central Belt of Scotland.



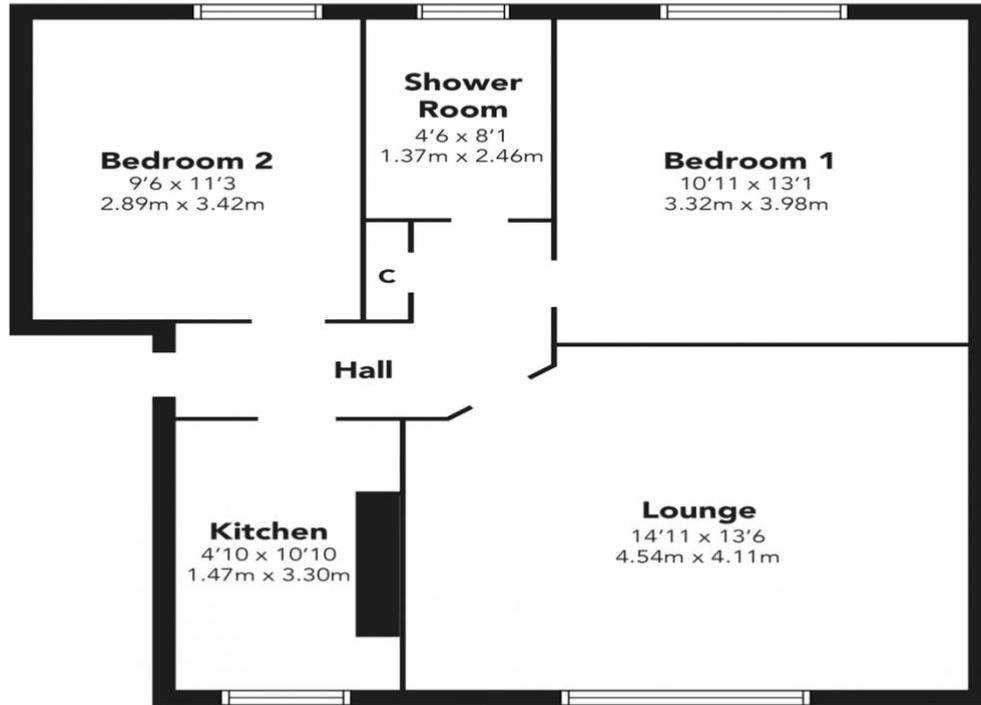
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Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd



Whilst the property details have been prepared with due care and attention, it must not be regarded as a report on the condition of the property. The details are believed to be correct however their accuracy can not be guaranteed and they do not form part of a contract. Floorplans are for illustration purposes only and may not be to scale while all room measurements have been taken from the longest and widest points.



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