



BOHOME
ESTATE AGENTS

Carmyle Avenue, Mount Vernon, Glasgow **Offers Over £139,995**

First Floor Two Bedroom Apartment | Freehold

Positioned within a modern and well-kept development on Carmyle Avenue in Mount Vernon, this stylish two-bedroom frist-floor apartment is presented in true walk-in condition and would make an ideal first-time buy, downsizer or investment.

Accessed via secure entry, a welcoming L-shaped hallway sets the tone with neutral décor and a large storage cupboard offering everyday practicality.

The open-plan lounge and kitchen is bright and spacious, filled with natural light from two separate windows, a rare find for an apartment of this style. The kitchen is finished in modern white high-gloss cabinetry with chrome handles, tiled flooring, an integrated fridge and freezer, electric oven, gas hob, and a breakfast bar that comfortably separates the living space. The lounge area is finished with luxury carpet and a calming neutral palette.

The bathroom is fitted with quality sanitaryware, chrome finishes, and ceramic tiling around the bathtub, along with a sleek vanity unit.

The principal bedroom is generously sized and immaculately decorated, with sliding mirrored wardrobes and a beautifully appointed en-suite shower room. The second bedroom is also a well-proportioned double, offering flexibility as a guest room, nursery, or home office.

Additional benefits include gas central heating, double glazing, allocated residents' parking and visitor spaces.

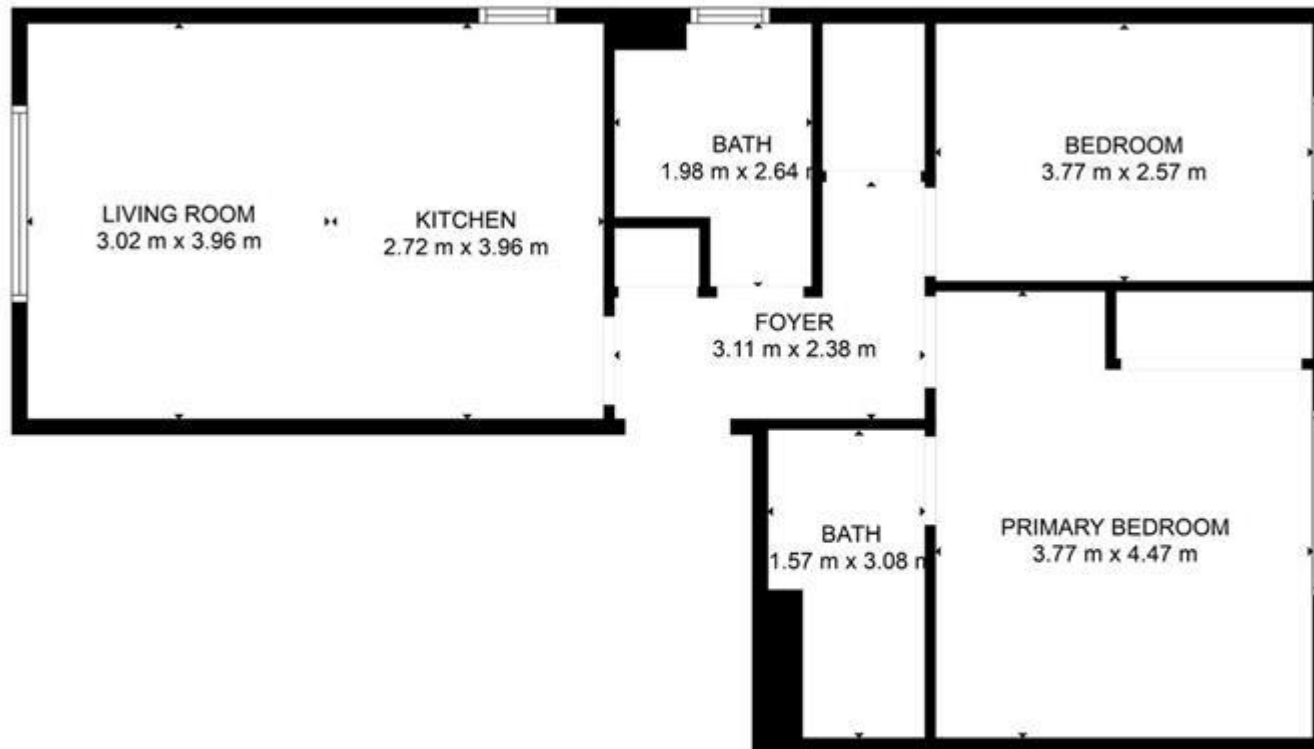
Mount Vernon remains one of Glasgow's most desirable pockets for those looking to combine suburban calm with city convenience. Carmyle Road is ideally placed for access to local shops, cafés and parks, with excellent transport links via the nearby M74, M8 and M73 motorways, and train services into Glasgow city centre. The area is also home to several well-regarded schools and has a strong sense of community.

Thinking of selling? Book a free, no-obligation valuation with Bohome Estate Agents, officially named Best Estate Agent 2025 at Scotland's Business Awards. Call us, or follow @BohomeEstateAgents to arrange a viewing or free valuation.

Council Tax Band: D
Tenure: Freehold
Parking options: Residents
Garden details: Communal Garden

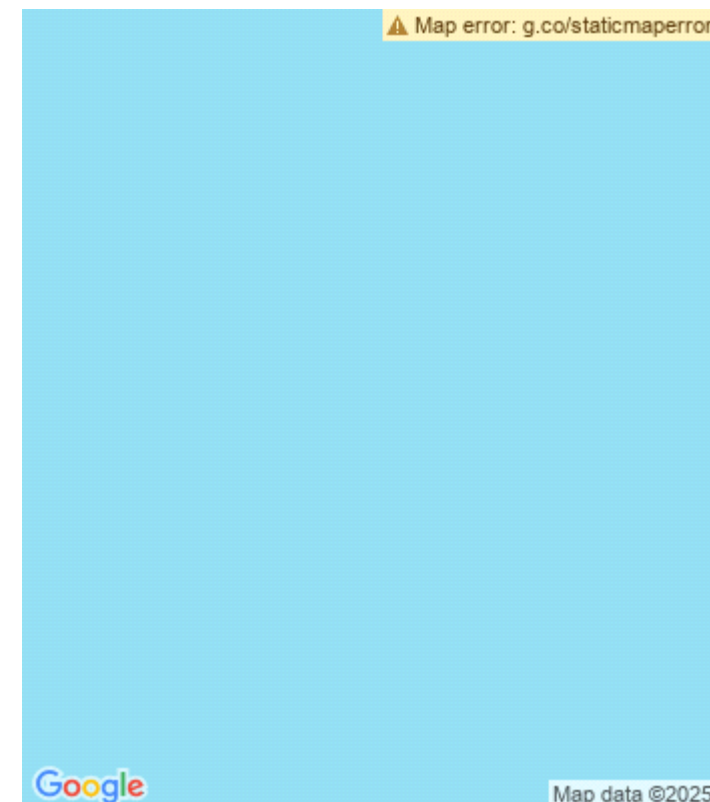


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL: 68 m2
FLOOR 1: 68 m2

FLOOR PLAN CREATED BY CURBISA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		