



**1/1, 177 LEDARD ROAD**

**BATTLEFIELD**

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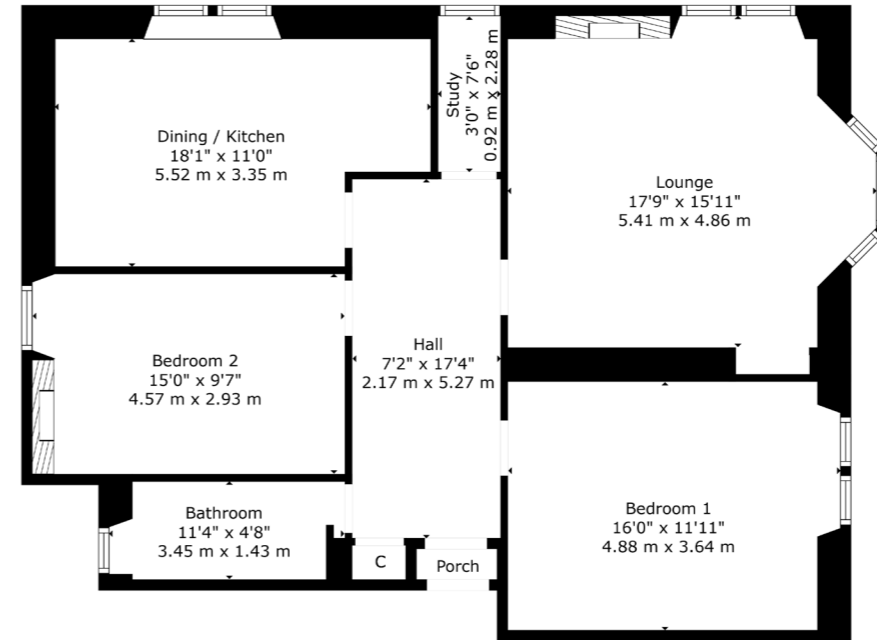
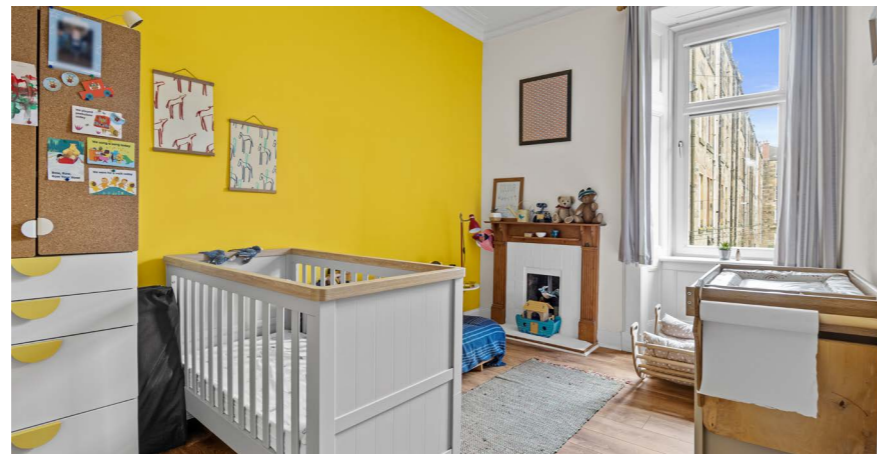
2 | BEDROOMS  
 1 | BATHROOM  
 1 | PUBLIC ROOM

A spacious first floor flat occupying a bright corner position where Ledard Road meets Lochleven Road, this lovely flat delivers well-proportioned accommodation and modern specification.

- Bright first floor corner position
- Double aspect living room
- Two generous double bedrooms
- Double glazing and gas central heating
- Fitted dining sized kitchen
- Modern bathroom

**Amenities**

177 Ledard Road is a stone's throw from Battlefield Road where numerous independent coffee houses, restaurants, bars and shops can be found. Recreational pursuits are available locally at Queens Park or around the corner at the Battlefield Community Garden where residents of the area regularly socialise, grow plants, and host barbeques. Mount Florida train station is approximately 500 yards from the front door providing several services an hour into the city centre.



Sat Nav:  
 177 Ledard Road, Battlefield, G42 9RE

SS4934

\*All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.

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