



Second Floor Flat

2/2 7 Dalbeth Road, Tollcross, Glasgow, G32 8PY

Offers Over £77,500



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Description

This two bedroom top floor flat has been comprehensively refurbished and offers a superb opportunity for a variety of buyers.

Presented in walk in condition the property has been re-wired and the majority of the walls and ceilings have been re-plastered. The decor is fresh with feature wall papered walls in both the bedrooms and the living room which compliment the grey toned carpeting. Furthermore there is a stylish new kitchen and a beautifully refurbished bathroom.

This property is on the 2nd floor (top) position within a very well presented building. There is a secure buzzer entry system leading to the entrance close and a locked rear door leading to the shared bin store and drying area. The landings have window formations lending light and this property has a deep walk in cellar/store on the top landing beside the entrance to the flat.

A long reception hall leads to all the rooms and there is access to two storage cupboards, one of which houses the new circuit board and the electric meter. The lounge is a most generous sized reception room providing a comfortable space to relax within and enjoying pleasant aspects to the front via a broad double glazed window formation. A door off this lounge leads to the sun balcony which has recently been painted.

There are two nicely proportioned bedrooms, one to the front and one to the rear. The front bedroom has the added feature of built in wardrobes and an additional deep storage cupboard. The kitchen is beautifully appointed complete with a range of stylish units in grey tones complimented by the broad worktops. There is attractive tiling beneath the wall units and high quality laminate flooring. There is an integrated gas hob & electric oven with extractor chimney above. The free standing washing machine and fridge freezer are also included in the sale. A window formation to the rear lends light and the gas central heating boiler is discretely housed beside the window. The gas meter is also tucked away but readily accessible.

The bathroom is another highlight of this property again having been upgraded to a high specification. There is an over bath electric Triton shower, wc and wash hand basin within a vanity unit. The floor covering matches that of the kitchen and compliments the neutral toned wet wall.

The windows of this property are double glazed and there is a gas fired central heating system with combination boiler.

Dalbeth Road forms part of a popular residential pocket within the Tollcross district which lies to the east of Glasgow City Centre. The immediate and surrounding areas are very well served by local amenities including high street shopping & supermarkets. The Forge Shopping Centre and Glasgow Fort Shopping Park offer further shopping & recreational facilities. Tollcross International Swimming Pool and Tollcross Park are also just a short distance away. Those commuting have convenient access to local bus services and there are excellent road links to Glasgow City Centre and the M74/M73 and M8 motorway networks.

Room Dimensions

Entrance Hall	4.80 m x 1.02 m / 15'9" x 3'4"
Lounge	4.83 m x 3.66 m / 15'10" x 12'0"
Kitchen	3.91 m x 2.06 m / 12'10" x 6'9"
Bedroom 1	3.78 m x 3.66 m / 12'5" x 12'0"
Bedroom 2	2.77 m x 3.66 m / 9'1" x 12'0"
Bathroom	2.74 m x 1.45 m / 9'0" x 4'9"

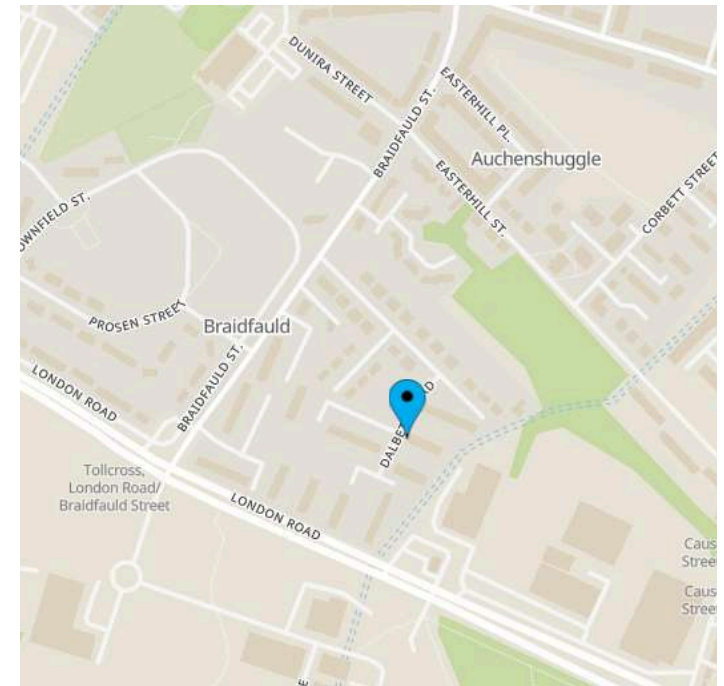
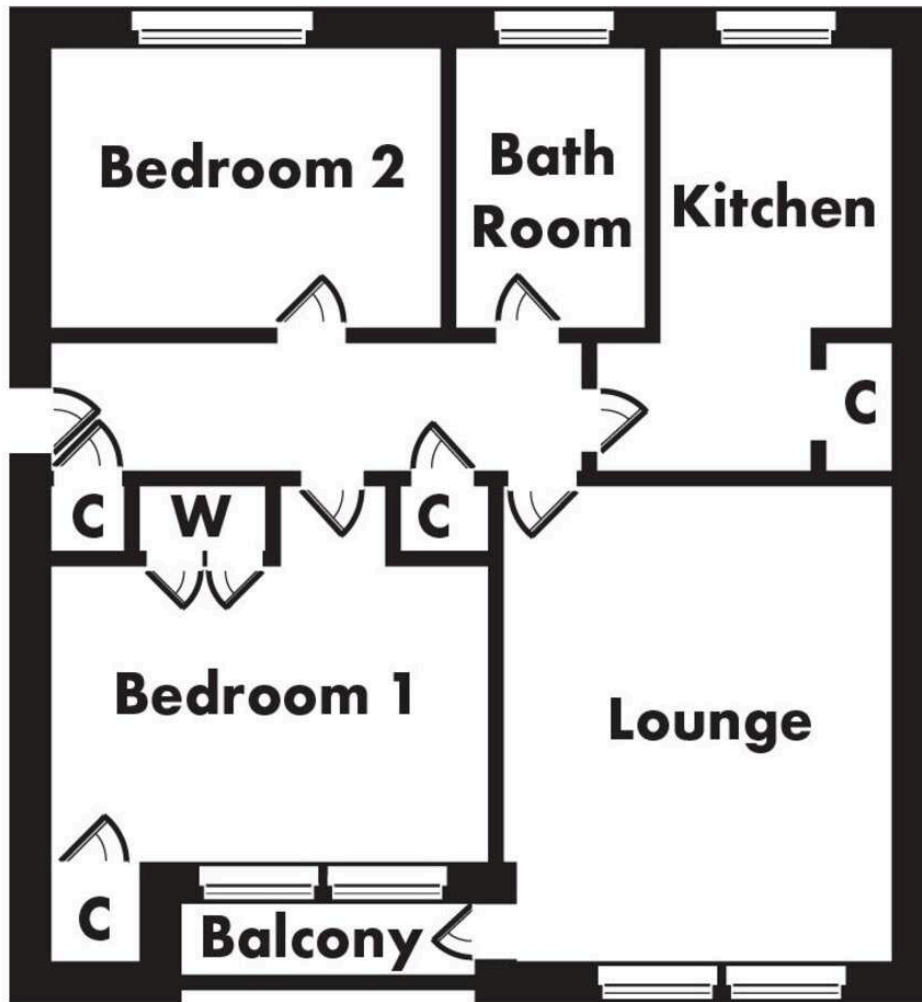
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Features

Beautifully refurbished top floor flat
 Stylish kitchen and bathroom
 Two double bedrooms
 Spacious lounge
 Re-wired
 Majority of walls and ceilings re-plastered
 Gas central heating and double glazing
 Popular residential pocket close to local amenities
 Ideal first time buy or buy to let



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling from London Road proceed northwards on Braidfauld Street. Turn right onto Braidfauld Gardens and continue along taking the 2nd right into Dalbeth Road. Number 7 is found within the 2nd building on your left.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

Or to view this property please call:

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