



## Ground Floor Flat

0/1, 7 Dalbeth Road, Tollcross, GLASGOW, G32 8PY

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### Description

This ground floor two bedroom flat offers accommodation to suit a variety of buyers and enjoys a popular setting close to local amenities.

Forming part of a well maintained building with secure buzzer entry system and neatly presented common close, drying area and shared gardens, this property has been a very well cared for home for many years and offers scope to add new ideas of decor, fixtures & fittings.

A long hallway links to all the main rooms and to two handy storage cupboards, one of which houses the electric meter. There are two nicely proportioned double bedrooms, the larger bedroom located to the front elevation and enjoying substantial storage space within a built in wardrobe and further deep walk in cupboard. The lounge is a superb reception room providing a comfortable and relaxing living space. The focal point of this room is a feature fire place with electric fire and the broad window formation to the front elevation frames the pleasant aspects across the shared gardens & pathways. A door from this lounge leads to the balcony which faces southwards and affords a great outdoor space to be enjoyed.



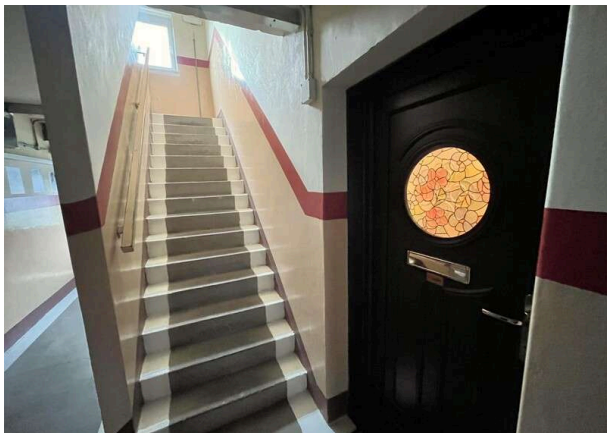
The bathroom and kitchen are both very well appointed and found to the rear of this flat. The kitchen is fitted with an array of storage units and worktops. There is an integrated oven & hob and the fridge freezer and washing machine are also included in the sale. A further cupboard discretely houses the gas central heating boiler and the gas meter. The bathroom has a modern white suite with over bath Triton electric shower. It is attractively tiled to ceiling height and a window formation to the rear lends light.

The windows of this property are double glazed and there is a gas fired central heating system with Ideal Combination boiler installed in 2018.

A large cellar/walk in cupboard for this flat is located within the common close and provides an excellent additional storage space.

There is convenient on street parking available beside the building.

Dalbeth Road enjoys a quiet setting within an established residential pocket of Tollcross which lies to the east of Glasgow city centre. There are a wide range of local facilities in the immediate area including high street shops on Tollcross Road. Tollcross Park and Tollcross International Swimming Centre are within short walking distance and further recreational facilities can be found at the nearby Emirates Arena. There are local nurseries, primary and secondary schools in the immediate and surrounding areas. Those commuting have access to regular bus services and nearby Train Stations include Carmyle, Carntyne and Shettleston. There are excellent road links to Glasgow City Centre and the M74/M73 and M8 Motorway networks are easily accessible.



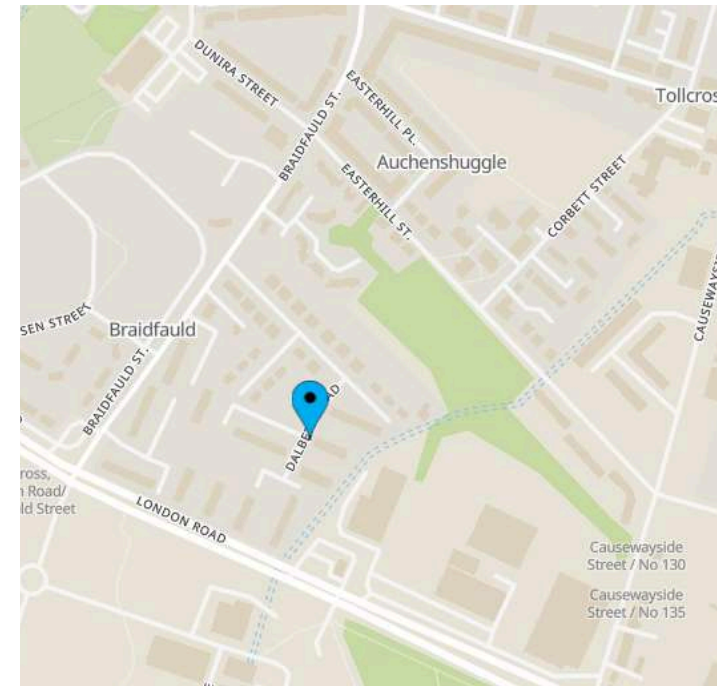
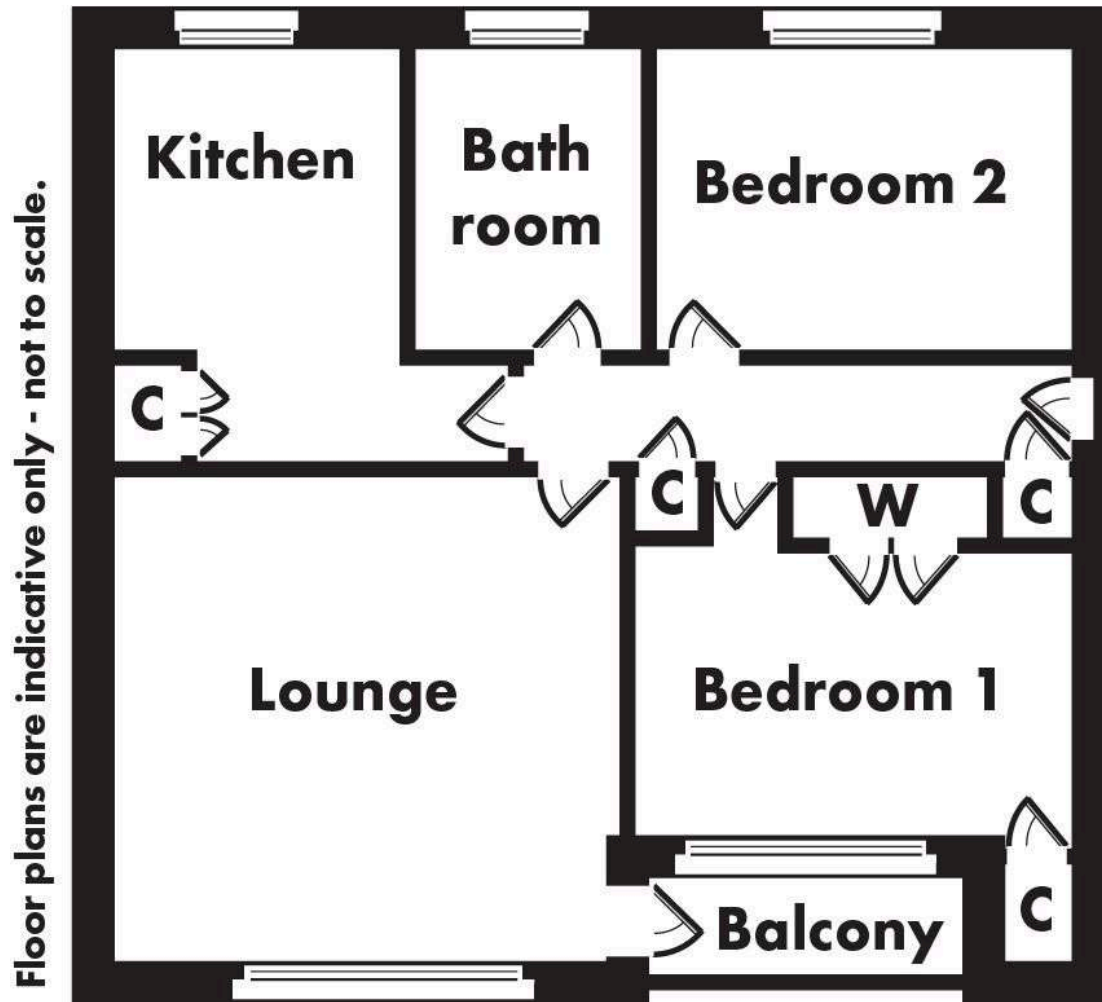
### Room Dimensions

Entrance Hall	4.78 m x 1.04 m / 15'8" x 3'5"
Lounge	4.83 m x 3.66 m / 15'10" x 12'0"
Kitchen	3.96 m x 2.08 m / 13'0" x 6'10"
Bedroom 1	3.68 m x 3.18 m / 12'1" x 10'5"
Bedroom 2	3.68 m x 2.77 m / 12'1" x 9'1"
Bathroom	2.77 m x 1.47 m / 9'1" x 4'10"

### EPC: D

### Features

Well presented ground floor flat  
 Two double bedrooms  
 Spacious living room  
 Well appointed kitchen and bathroom  
 Gas central heating - Boiler installed 2018  
 Double glazed windows  
 Established residential pocket  
 Close to local shops, schools and transport links



#### 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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**Email:** [iain@prp-legal.co.uk](mailto:iain@prp-legal.co.uk)

**Kensington House, 227 Sauchiehall Street, G2 3EX** F: 0141 332 6847  
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For further information:

Or to view this property please call:

**0141 331 0741**



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ESPC Ref: E471377

