



Second Floor Flat

Flat 2/1, 391 Ardgay Street, Sandyhills, G32 9EE

Offers Over £95,000



properties

Solicitors and Estate Agents





Description

This two bedroom 2nd floor (top) flat is brought to market in superb condition and enjoys an enviable position opposite Sandyhills Park.

The current owners have continually maintained and enhanced this property over the past 12 years meaning this property can truly be described as walk in condition. The fresh decor is complimented by the high quality flooring and stylish fixtures & fittings throughout.

The common entrance close, stairwell and shared outdoor spaces are all extremely neat & tidy with secure buzzer entry system controlling access to the building. This flat is positioned on the top floor and has the benefit of two locked cupboards accessed off the landing. The rear walk in cupboard being particularly large with a small window formation and housing the recently installed gas central heating boiler.

A long entrance hall runs through the centre of this flat and links to all the rooms. There are two cupboards affording handy storage space, one of which houses the electrics. The lounge is a very comfortable reception room with focal point of a feature fire place. A broad window frames the pleasant aspects towards Sandyhills Park and a door leads to the south facing sun balcony.

There are two double sized bedrooms both of excellent proportion, bedroom one to the front and bedroom two to the rear. The kitchen and shower room are both beautifully appointed and are real highlights of this home. The kitchen is fitted with a range of high gloss units and broad worktops complete with integrated hob, oven, fridge and freezer. A washing machine also sits neatly beneath one of the worktops and additional storage space is available within a deep pantry cupboard. The stylish wall tiling further enhances this kitchen.

The shower room rivals the kitchen in terms of its high specification. There is a large shower cubicle, anti slip shower tray and electric shower fitment. The wc and wash hand basin sit neatly within a vanity unit all of which contrasts beautifully with the tiled walls and the wet wall around the shower cubicle. A window formation to the rear lends light.

This property has double glazed windows and a modern gas fired central heating system, the gas central heating boiler installed in January 2024 and under warranty. A locked rear door from the common close leads to the shared back court and well kept bin store.

Ardgay Street forms part of the ever popular Sandyhills district lying to the east of Glasgow City Centre. The immediate and surrounding areas offers a host of shopping facilities including a nearby Aldi and TESCO Extra. Recreational facilities include Tollcross International Swimming Pool, Sandyhills Golf Club and The Emirates Arena. Further shopping and recreational facilities are available at the Glasgow Fort Shopping Centre. Commuters have convenient access to local bus routes and regular train services from Shettleston Train Station. Those travelling by car have excellent road links to the city centre, M8, M74 and central belt motorway network.



Room Dimensions

Hall	4.98 m x 1.04 m / 16'4" x 3'5"
Lounge	4.93 m x 3.71 m / 16'2" x 12'2"
Kitchen	4.11 m x 2.08 m / 13'6" x 6'10"
Bedroom 1	3.71 m x 3.28 m / 12'2" x 10'9"
Bedroom 2	3.73 m x 2.77 m / 12'3" x 9'1"
Shower Room	3.00 m x 1.47 m / 9'10" x 4'10"

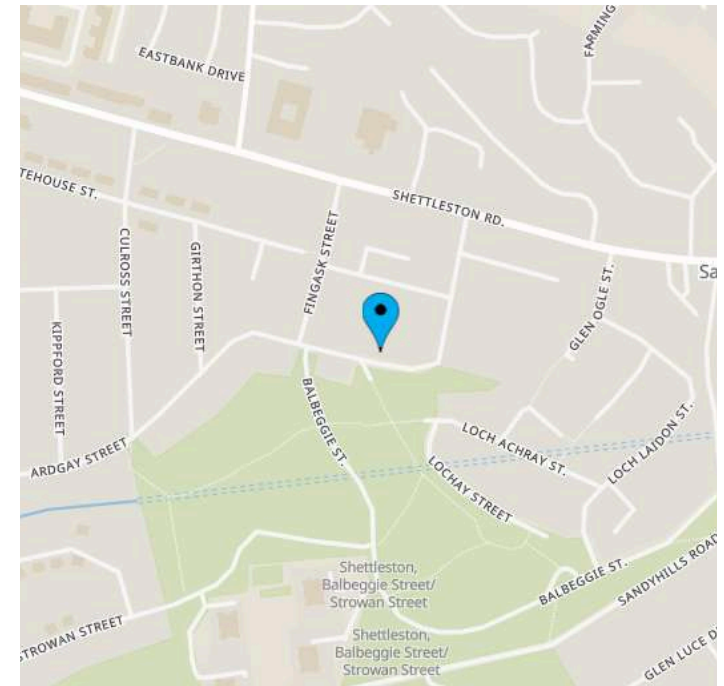
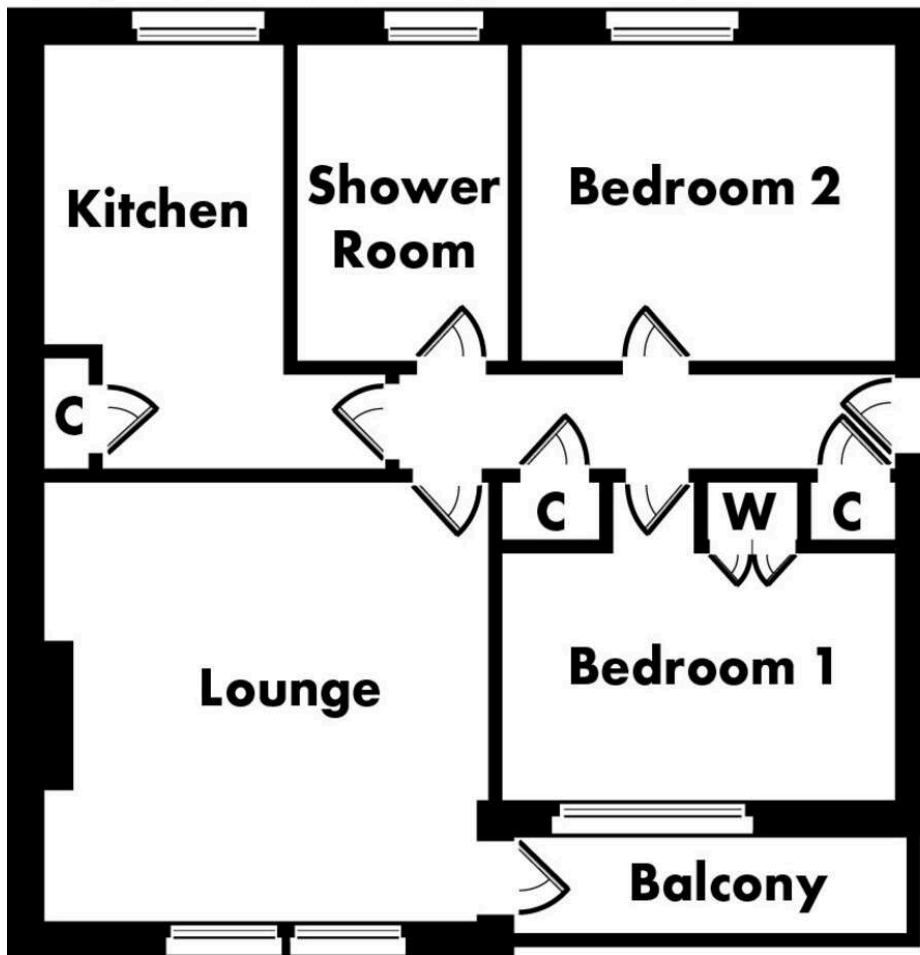
EPC: D

Features

Top floor flat- views towards Sandyhills Park
 Beautifully presented and very well maintained
 Two double bedrooms
 Stylish kitchen and shower room
 Gas central heating - new boiler Jan 2024
 Double glazed windows
 Neat & tidy common close, stairwells and back court
 Short distance to shops, bus & train



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling along Shettleston Road continue and turn onto Dodside Street. Continue onto Argday Street as the road curves to the right and this property is on the right hand side opposite Sandyhills Park.

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.

Property Manager: Iain Macmillan • Telephone: **0141 331 0741**

Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
1242 Shettleston Road, Shettleston, G32 7PG F: 0141 763 1948

For further information:

Or to view this property please call:

0141 331 0741



properties
Solicitors and Estate Agents

PRP properties is a trading name of PRP Legal Limited (Registered Company Number SC411714)

DISCLAIMER

Whilst we endeavour to make particulars as accurate as possible they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

ESPC Ref: E477468

