



Ground Floor Flat

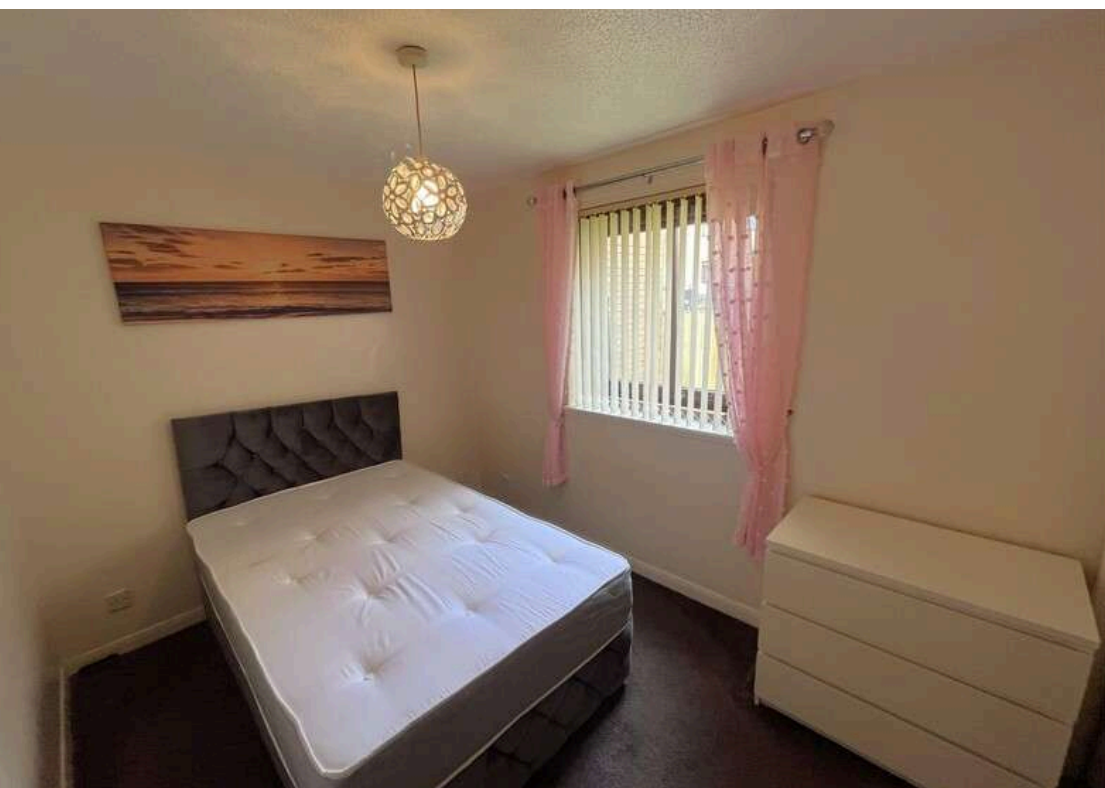
20 Culrain Gardens, Shettleston, G32 7BP

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Description

Seldom available to the market this main door ground floor flat enjoys a cul-de-sac setting within easy reach of a host of local amenities.

This property enjoys a prominent position at the top of the cul-de-sac and there is shared parking available.

The accommodation is very well presented and will suit a variety of buyers.

An entrance vestibule welcomes you in and leads to the lounge. This lounge is a comfortable reception room with broad window formation to the front. A doorway leads through to the modern fitted kitchen which is very well appointed and the kitchen appliances are included in the sale.

An inner hallway runs through the centre of this property and links to both bedrooms and the shower room. There is excellent storage space available within two deep cupboards, one of which houses the gas central heating boiler.

Both bedrooms are of good proportion and have fitted wardrobes with mirror fronted sliding doors. The shower room is tiled to ceiling height and fitted with a wc, wash hand basin and shower cubicle with electric shower.

There is a gas fired central heating system and double glazed windows.

To the front there is a small section of lawn and patio area whilst to the rear there is a larger shared garden.

Culrain Gardens forms part of the Shettleston district lying to the east of Glasgow city centre. There is a variety of high street shopping available just round the corner on Shettleston Road and local supermarkets include a TESCO Extra, ALDI and Lidl. The Forge Shopping Centre and Glasgow Fort Retail Park offer further shopping and recreational facilities. Shettleston Bowling Club, Tollcross Park and Tollcross International Swimming Centre are all just a short walk away. There are regular bus services operating in the immediate area and both Carntyne & Shettleston Train Stations are close by. Those commuting by car have excellent road links to the city centre, M8 and M74 motorway networks.



Room Dimensions

Entrance Vestibule	1.22 m x 1.37 m / 4'0" x 4'6"
Lounge	4.11 m x 3.63 m / 13'6" x 11'11"
Kitchen	2.03 m x 2.62 m / 6'8" x 8'7"
Bedroom 1	3.25 m x 2.51 m / 10'8" x 8'3"
Bedroom 2	2.46 m x 2.77 m / 8'1" x 9'1"
Shower Room	2.03 m x 1.93 m / 6'8" x 6'4"
Inner Hallway	3.78 m x 0.97 m / 12'5" x 3'2"

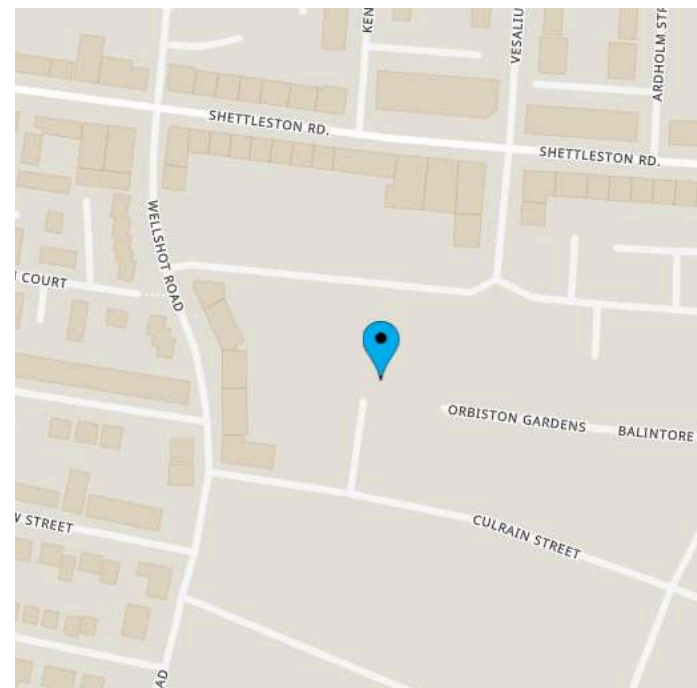
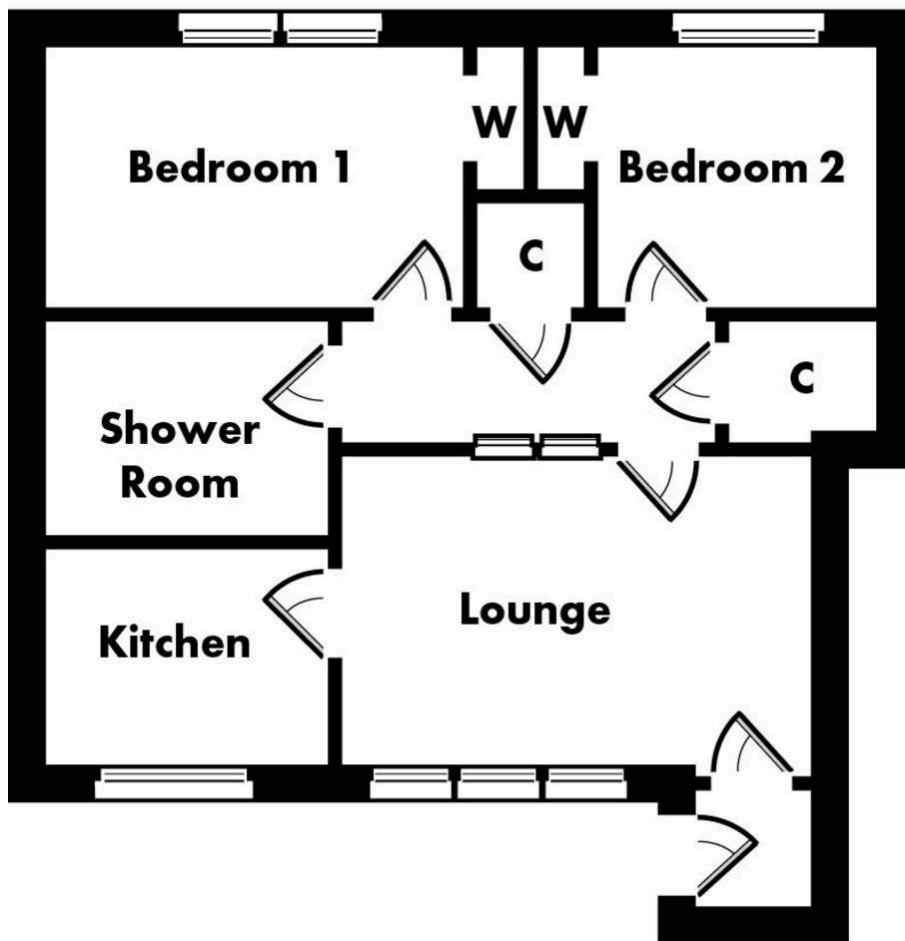
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Features

- Main door lower flat
- Well presented throughout
- Two bedrooms with fitted wardrobes
- Comfortable lounge
- Well appointed kitchen with appliances
- Gas central heating
- Double glazed windows
- Quiet cul-de-sac setting
- Shared parking
- Short walk for shops, bus, train



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

From Shettleston Road turn onto Wellshot Road and then turn 2nd left into Culrain Street. Take the next left into Culrain Gardens and this property is found at the top of the cul-de-sac.

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

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