

First Floor Flat

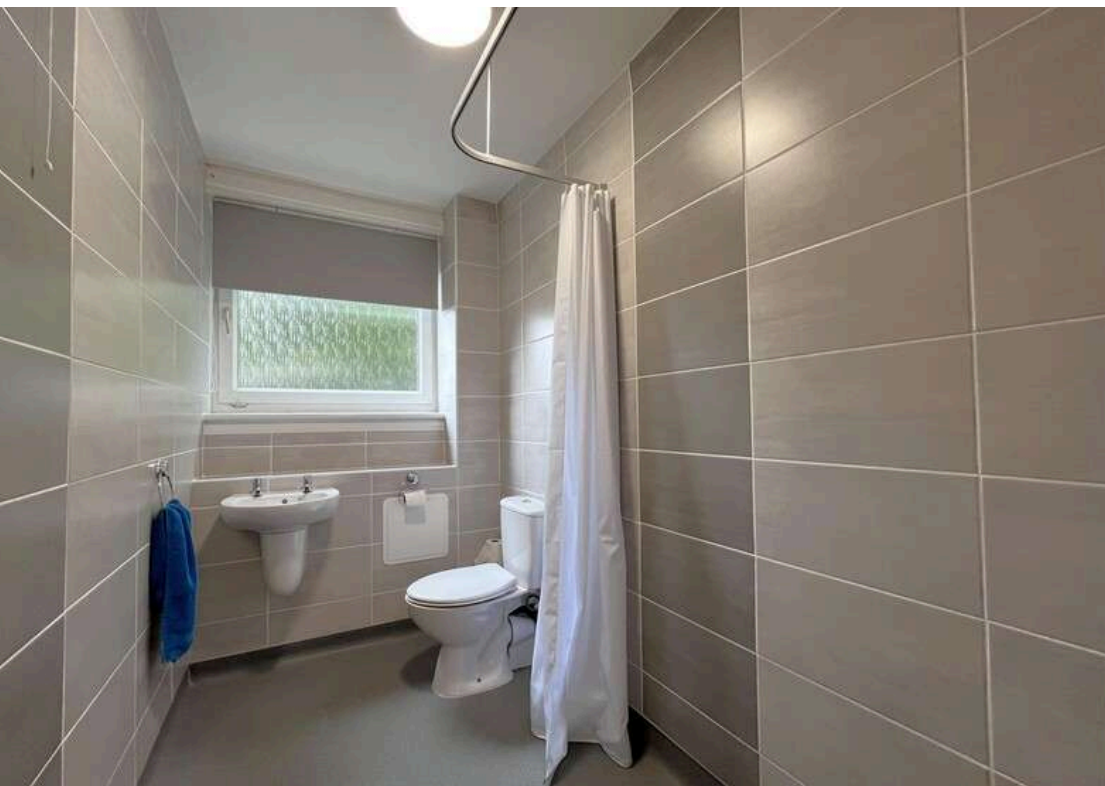
Flat 1/2, 7 Dalbeth Road, Tollcross, Glasgow, G32 8PY

Offers Over £75,000



properties

Solicitors and Estate Agents





Description

This two bedroom first floor flat sits within a popular residential pocket of Tollcross and offers an excellent opportunity for a variety of buyers.

The building has a secure door entry system and well maintained common close, stairwells and landing. A rear door leads to the back court/drying area and bin store. This flat is positioned on the first floor on the right and there is a deep walk in cellar/cupboard off the landing which provides substantial storage space.

Inside this property is neatly presented with scope to modernise the decor, fixtures and fittings. An entrance hall leads to all the rooms and to two storage cupboards. The lounge is a fantastic living space with focal point of a feature fire place. A broad window formation frames the pleasant aspects and a door leads to the sun balcony which provides a south facing outdoor space to be enjoyed. There are two nicely proportioned double bedrooms, one to the front and one to the rear. The front bedroom has fitted furniture in addition to the original built in wardrobes. The kitchen is again very well presented and comes complete with integrated hob and oven. The fridge freezer, washing machine and dishwasher are also included in the sale, A window to the rear lends light and the gas central heating boiler is housed to one wall. The bathroom has been re-modelled as a stylish wet room in recent times and is beautifully tiled to ceiling height. There is a Mira electric shower, WC and wash hand basin.

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

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	4.88 m x 1.07 m / 16'0" x 3'6"
Lounge	5.08 m x 3.71 m / 16'8" x 12'2"
Kitchen	4.04 m x 2.11 m / 13'3" x 6'11"
Bedroom 1	3.68 m x 3.35 m / 12'1" x 11'0"
Bedroom 2	3.71 m x 2.79 m / 12'2" x 9'2"
Wet Room	2.97 m x 1.45 m / 9'9" x 4'9"

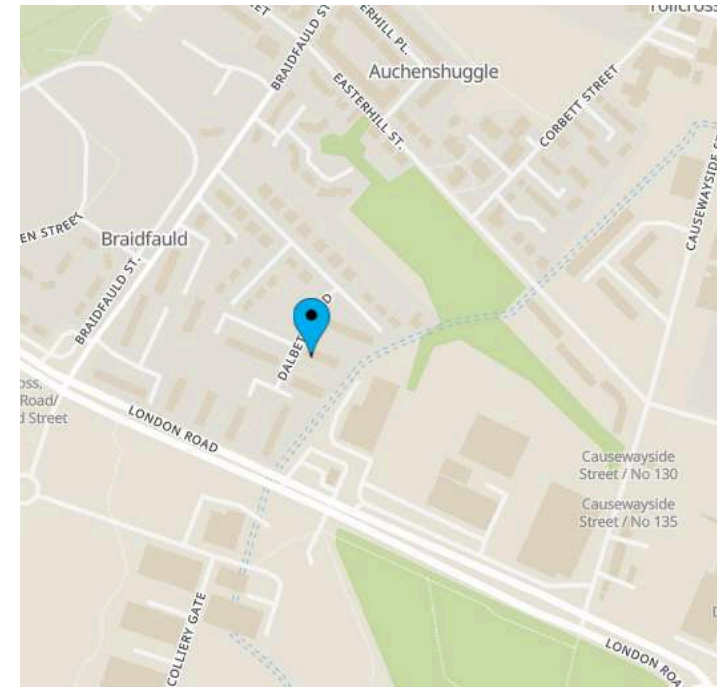
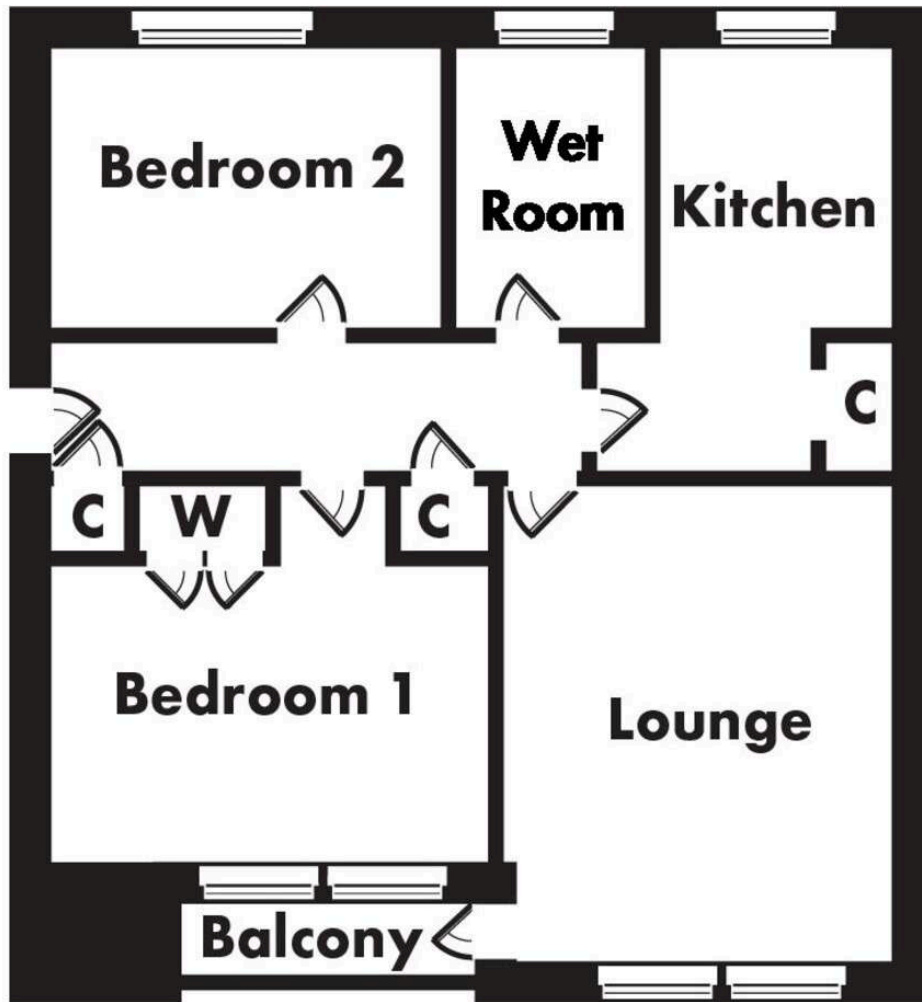
EPC: C

Features

- Two bedroom first floor flat
- Lounge with sun balcony
- Fitted kitchen with appliances
- Refurbished wet room
- Gas central heating & double glazing
- Secure door entry system
- Neat & tidy common close and back court
- Short distance to shops and transport links



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.

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: E480849

