



Upper Flat

89 Ardgay Street, Shettleston, Glasgow, G32 7AN

Offers Over £105,000



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Description

This two bedroom upper cottage flat sits on an enviable corner position with large gardens and broad driveway. Forming part of the Shettleston district in Glasgow's East End this home offers a superb opportunity for a variety of buyers.

The property is well presented decorated in neutral tones complimented by the stylish fixtures and fittings. The entrance door is to the side elevation and leads to the stairway to the upper landing from where all the rooms are accessed. The lounge is a very comfortable reception room, the hardwood flooring a lovely feature and contrasting with the feature wall. There is ample space for a dining table & chairs and two window formations lend light.

Both bedrooms are of excellent proportion and have built in wardrobes, the rear bedroom also having an over stair storage cupboard where the gas central boiler is housed. Both the kitchen and shower room are beautifully appointed and further enhance this property. The kitchen is fitted with a number of stylish high gloss units and there is an integrated fridge, freezer, hob & oven. The shower room is another highlight, tiled to ceiling height and fitted with a corner shower cubicle, wc and wash hand basin. There is fitted furniture providing handy storage space.

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

As noted this property sits on a larger than average sized plot and has a monoblock driveway providing off street parking. There is a large lawn to the side bordered by mature hedging and further paved sections with timber fencing.

This property enjoys a great position within a popular residential setting close to a host of local amenities. Shettleston Road is a short walk away and offers a wide variety of high street shopping. A Tesco Extra and Aldi are also close by with further shopping and recreational facilities available at the Parkhead Forge Shopping Centre and Glasgow Fort Retail Outlet. There is schooling at both Primary and Secondary level available within the immediate and surrounding areas. Commuters have access to local bus routes and both Carntyne and Shettleston Train Stations are nearby operating regular services. There are also excellent road links to Glasgow City Centre and the M8 & M74 motorway networks. Other nearby landmarks include Tollcross Park, Tollcross International Swimming Centre & Sandyhills Golf Club.



Room Dimensions

Upper landing	3.33 m x 1.07 m / 10'11" x 3'6"
Lounge	5.00 m x 3.91 m / 16'5" x 12'10"
Kitchen	2.74 m x 2.57 m / 9'0" x 8'5"
Bedroom 1	3.68 m x 3.35 m / 12'1" x 11'0"
Bedroom 2	3.00 m x 3.18 m / 9'10" x 10'5"
Shower Room	1.78 m x 1.78 m / 5'10" x 5'10"

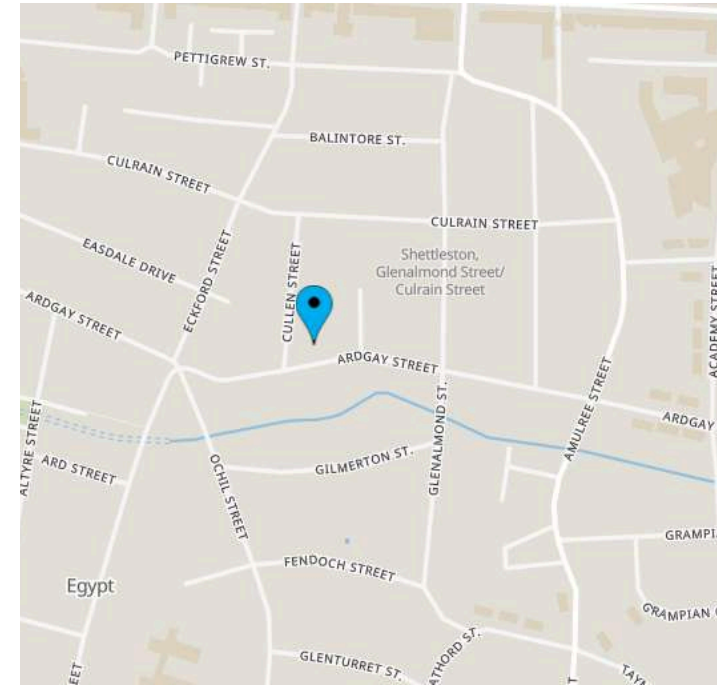
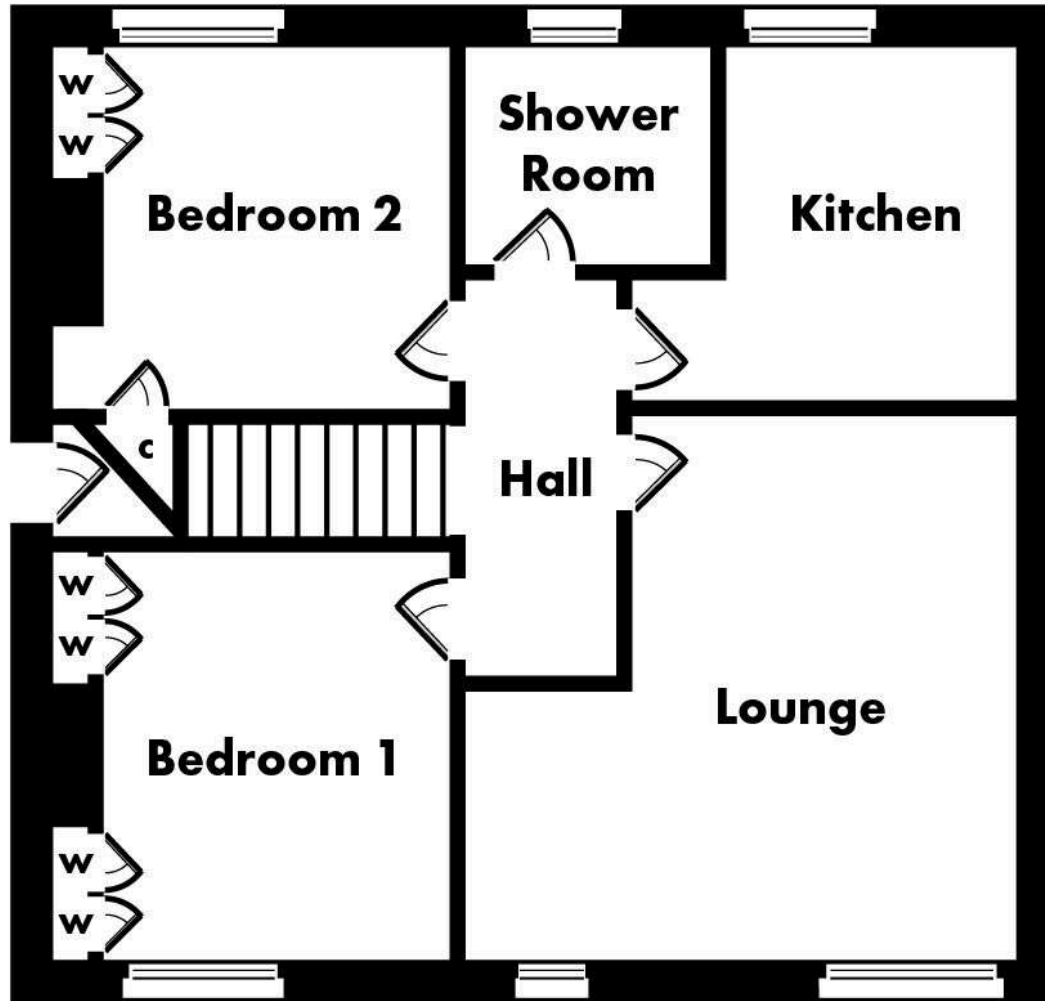
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Features

- Popular two bedroom upper cottage flat
- Superb corner position
- Large gardens and driveway
- Stylish decor
- Beautifully appointed kitchen and shower room
- Gas central heating and double glazing
- Great location, short distance to shops, schools, bus & train



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling from Shettleston Road proceed south on Amulree Street. Continue and turn right onto Ardgay Street. Proceed along and this property is on the right hand side at the corner with Cullen Street.

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:

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ESPC Ref: E484115

