



Ground Floor Flat

34 Kelton Street, Sandyhills, Glasgow, G32 7UX

Offers Over £110,000



properties

Solicitors and Estate Agents





Description

This two bedroom lower cottage flat offers a superb opportunity for a variety of buyers looking for a very well presented home situated within the much admired Sandyhills district.

Sitting on a lovely plot with beautifully tended private gardens to both front and rear this home has many appealing features including the excellent living space, two nicely proportioned bedrooms and neatly appointed kitchen and bathroom.

The building has an attractive appearing having been refurbished with new cladding and replacement PVC downpipes. Internally the property has been very well maintained but still offers scope to add your own ideas of decor, fixtures & fittings.

An entrance vestibule leads to the reception hall which in turn links to the main rooms and there is handy storage space available within a fitted storage unit and also a walk in cupboard. The lounge is a comfortable reception room with broad window formation to the front and focal point of a fire surround and gas fire. A door to the rear of this room leads to the beautifully appointed kitchen which has a range of fitted units and worktops with integrated fridge, oven & hob and a washing machine sits neatly beneath the worktops. A larger cupboard provides additional storage space and houses a freezer and the Worcester boiler is positioned discretely to one wall. A door to the rear gives direct access to the gardens.

Both bedrooms are of excellent proportion and have built in storage space. There are pleasant aspects to the front and rear respectively. The bathroom has a modern white suite and an over bath Mira electric shower. It is attractively tiled to ceiling height and a window formation to the rear lends natural light.

The majority of the windows have triple glazed units and there is a gas fired central heating system with radiators in most of the principal rooms but not the lounge.

As noted the gardens are a real highlight of this property having been lovingly tended over many years. The front garden is laid in lawn and bordered by hedging. To the rear is a monoblock area, shared drying green and then an expansive lawn bordered by timber fencing. The garden sheds are also included in the sale.

Kelton Street forms part of the Sandyhills and Shettleston district in the East End of Glasgow. The immediate and surrounding areas are well served by high street shopping and supermarkets which include a TESCO Extra and Aldi. There is schooling at both Primary and Secondary level and a number of recreational facilities including Sandyhills Golf Club, a selection of Bowling Clubs, Tollcross Park and Tollcross International Swimming Centre. Those commuting have access to excellent public transport services. There are local bus routes within short walking distance and both Carntyne and Shettleston Train Stations are nearby. There are also convenient road links to Glasgow City Centre and the M8 & M74 motorway networks.

Room Dimensions

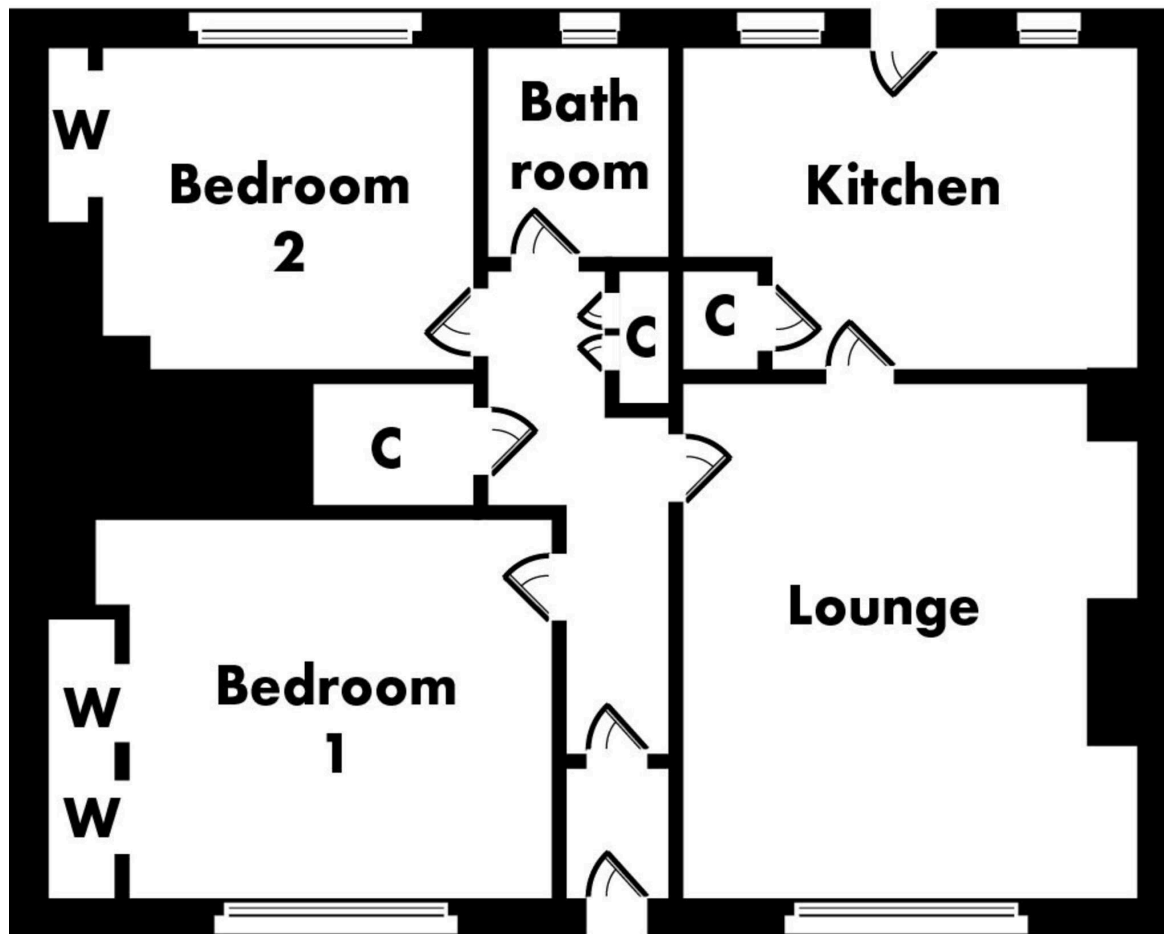
Entrance Vestibule	1.04 m x 1.09 m / 3'5" x 3'7"
Reception hall	4.72 m x 1.07 m / 15'6" x 3'6"
Lounge	3.81 m x 4.75 m / 12'6" x 15'7"
Kitchen	2.95 m x 3.40 m / 9'8" x 11'2"
Bedroom 1	3.94 m x 3.61 m / 12'11" x 11'10"
Bedroom 2	3.53 m x 3.10 m / 11'7" x 10'2"
Bathroom	1.75 m x 1.75 m / 5'9" x 5'9"

EPC: C

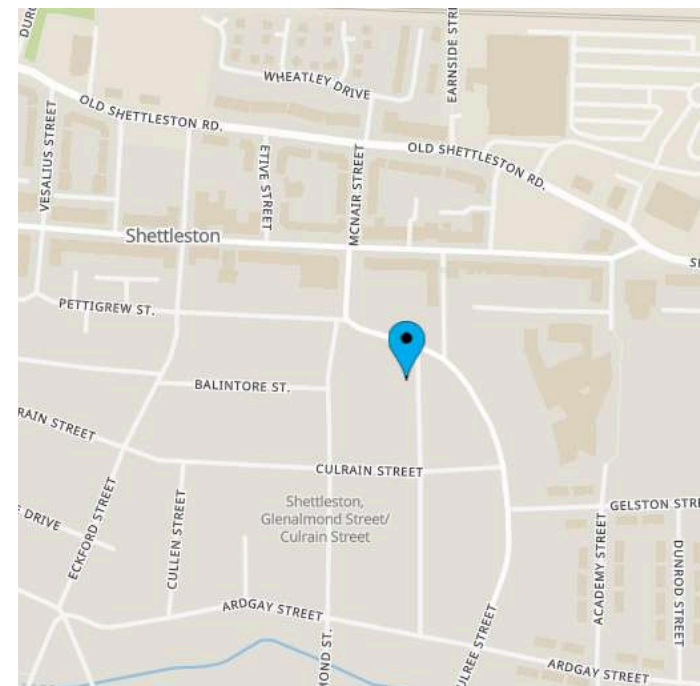
Features

Sought after lower cottage flat
Two bedrooms
Very well maintained throughout
Private front and rear gardens
Close to local shops, schools and public transport





Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling from Shettleston Road proceed south on Amulree Street and follow the curve of the road to the left. Take the next right turn into Kelton Street and this property is a short distance along on your right hand side.

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



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: E486529

