



Ground Floor Flat

Flat 0/1, 109 Inveresk Street, Greenfield, Glasgow, G32 6QL

Offers Over £59,995



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Description

Situated within the popular Greenfield district in Glasgow's East End this rarely available 1 bedroom ground floor flat offers an excellent opportunity for a variety of buyers.

The building has a secure controlled door entry system and this property is located on the ground floor. Inside the property is well presented with neutral tone decor and modern fixtures & fittings.

A reception hall links to all the rooms and there are two handy storage cupboards, one housing the gas central heating boiler. The bedroom is of excellent proportion with broad window formation to the front and enjoying pleasant aspects. A cupboard/wardrobe offers further storage space. The lounge is a very comfortable reception room on a semi open plan basis with the kitchen. A large window formation lends plenty of natural light. The kitchen is very well appointed fitted with a range of units and there is space for a large range style cooker, washing machine and fridge freezer. A window formation to the rear overlooks the shared drying area. The shower room completes the accommodation on offer and has been re-modelled in recent times fitted with a broad shower tray & screen, mains shower attachment, wash hand basin and wc. A window formation lends natural light.

The property has a gas fired central heating system and double glazed windows.

There are shared grounds and parking is available immediately to the rear of the building with further parking area via the pathways to the front of the building.

This property forms part of a popular residential pocket with convenient access to local shops, schools and bus services. Further shopping facilities are available in the neighbouring Shettleston district including a Tesco Extra and Aldi. Local recreational facilities include Greenfield Park and Greenfield Football Centre. Shettleston & Carntyne Train Stations are both close by and there are excellent road links to Glasgow City Centre and the M8 & M74 motorway networks.



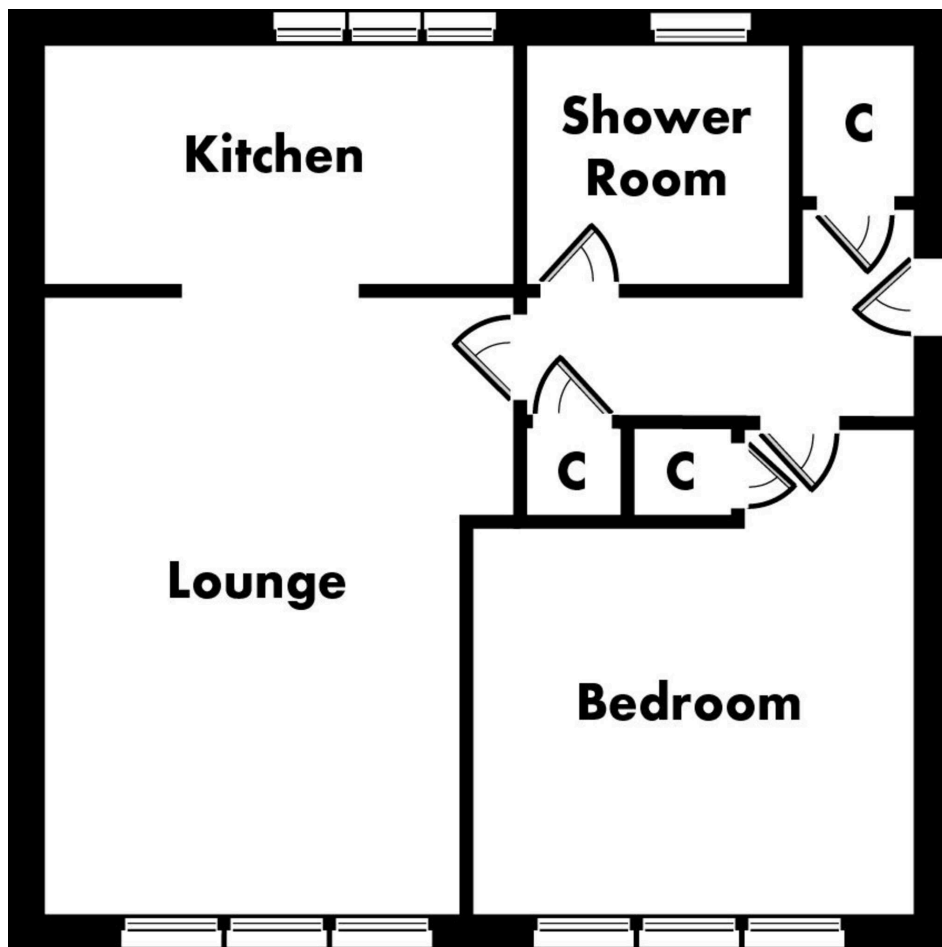
Room Dimensions

Reception hall	3.18 m x 0.91 m / 10'5" x 3'0"
Lounge	4.50 m x 3.40 m / 14'9" x 11'2"
Kitchen	2.13 m x 3.48 m / 7'0" x 11'5"
Bedroom	3.76 m x 3.35 m / 12'4" x 11'0"
Shower Room	2.01 m x 1.93 m / 6'7" x 6'4"

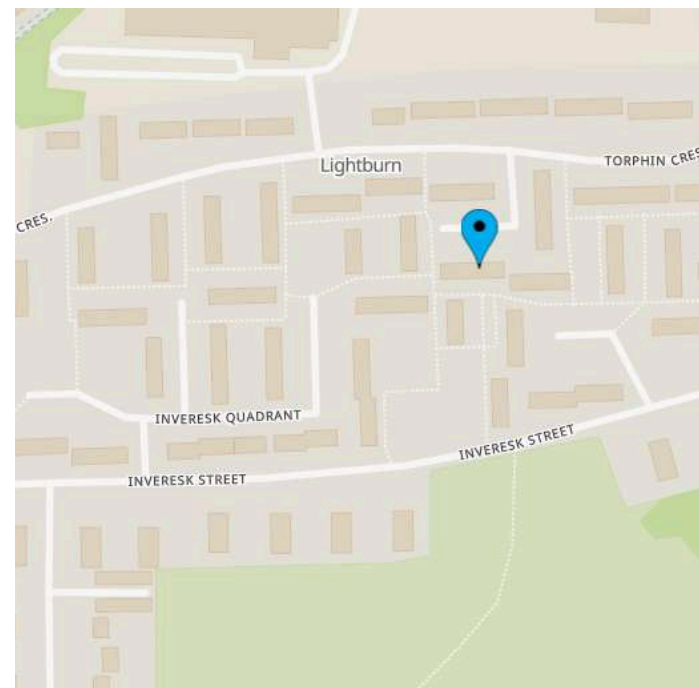
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Features

Well presented ground floor flat
Double bedroom
Comfortable lounge
Well appointed fitted kitchen
Re-modelled shower room
Gas central heating & double glazing
Short distance to shops, bus & train
Convenient parking close to building.



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling from Duror Street turn right onto Inveresk Street and continue passing Greenfield Park on your right. Turn left off Inveresk Street into the car park and then follow the pathway ahead and to your left. Alternatively proceed along Torphin Crescent and there is parking to the rear of the building.

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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Email: iain@prp-legal.co.uk

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

Or to view this property please call:
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ESPC Ref: E486473

