



Ground Floor Flat

Flat 1, 1460 Shettleston Road, Glasgow, G32 9AL

Offers Over £79,995



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Description

This beautifully presented one bedroom ground floor flat offers an exciting opportunity for a variety of buyers. Forming part of an established residential development with off street residents' parking, this home sits close to a host of local amenities including high street shops, supermarkets, bars, cafes, post office and public transport services.

There is a secure door entry system, the entrance door located to the rear of the building, and this flat is on the ground floor left off the communal hallway.

Inside this flat is decorated in fresh, neutral tones complimented by the grey toned carpeting and modern vinyl floor coverings. The L-shaped hallway has two deep cupboards providing substantial storage space. The lounge is a nicely proportioned reception room offering a great space to relax and entertain. A twin window formation looks towards Shettleston Road and allows plenty of natural light in. A doorway from the lounge leads to the fitted kitchen which comes complete with integrated electric hob and oven. There is also space under the worktops for a fridge and washing machine. A window formation to the rear lends light over looks the gardens and parking area.

The bedroom is another great sized room with ample space for double bed and free standing furniture. There is also a deep walk in cupboard offering additional storage space. The window formation to the front affords similar aspects to the lounge. The shower room was beautifully refurbished in 2024 complete with corner shower cubicle, Mira electric shower unit, WC and wash hand basin within a vanity unit. The wet wall is of stylish light grey tones contrasting with the darker toned vinyl floor and white fixtures. A window formation to the rear draws in natural light.

The windows of this property are double glazed and were installed in 2019. There is a partial heating system with modern wall mounted electric heaters in the hall and lounge which were installed in 2024.

An access lane from Shettleston Road leads to the rear of the building and the residents' parking area. There is a bin store and a communal drying area which are bordered by timber fencing. The lawn gardens to the rear of this ground floor flat are well tended and offer a pleasant outdoor space.

1460 Shettleston Roads enjoys an excellent position within the East End district of Shettleston. It is just a short walk to a variety of shops including an Aldi and Tesco Extra. There are handy local bus routes and Shettleston Train Station is a short walk away operating regular services to both Glasgow and Edinburgh. Those travelling by car have excellent road links to Glasgow City Centre, the M8 and M74 Motorway networks. Nearby recreational facilities include Tollcross Park, Tollcross International Swimming Centre, Sandyhills Golf Club and a selection of Bowling Clubs. Further shopping and recreational facilities are available at The Glasgow Fort Shopping Centre.

Factors: Hacking & Paterson. Approx £70.00 - £80.00 per month.

Room Dimensions

Hall	4.37 m x 1.88 m / 14'4" x 6'2"
Lounge	5.33 m x 3.71 m / 17'6" x 12'2"
Kitchen	3.28 m x 1.85 m / 10'9" x 6'1"
Bedroom	4.27 m x 2.49 m / 14'0" x 8'2"
Shower room	1.98 m x 1.73 m / 6'6" x 5'8"

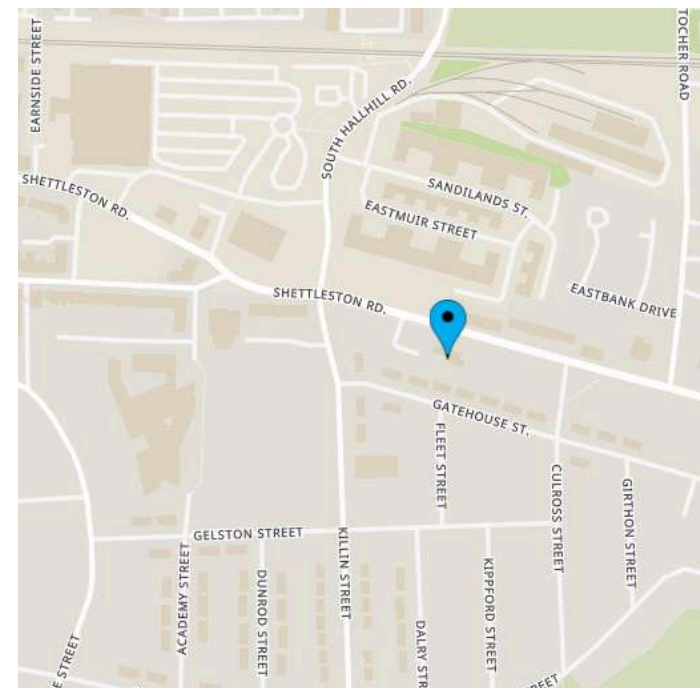
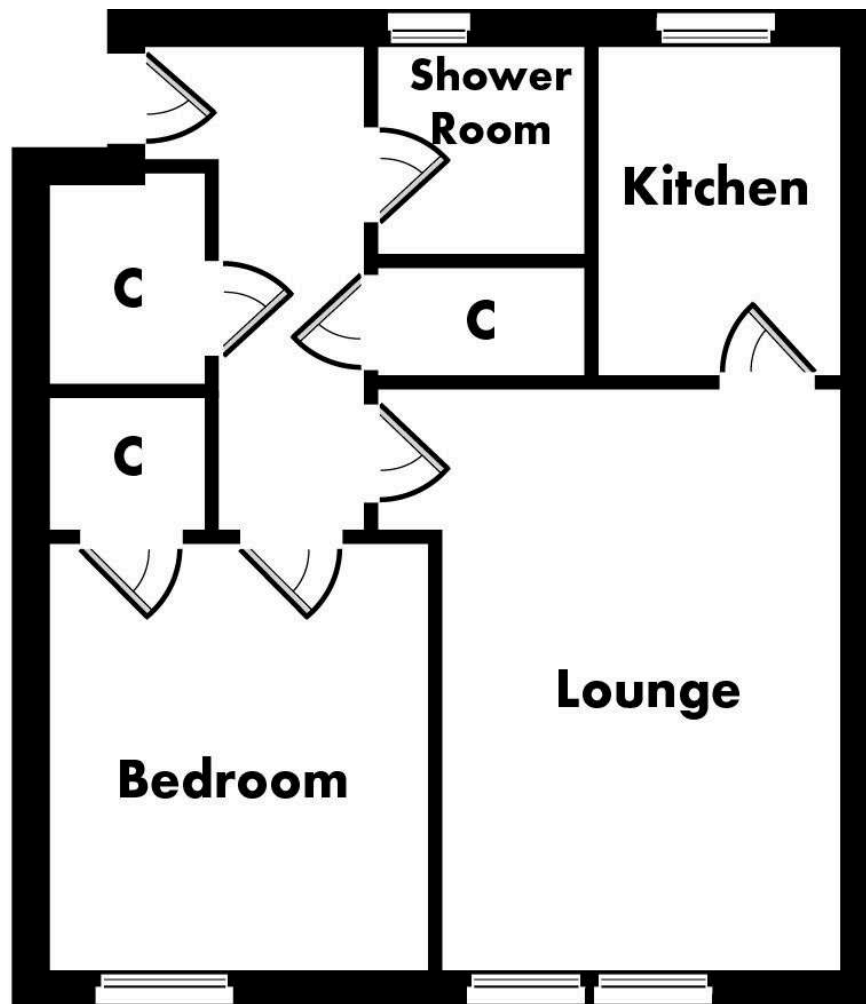
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Features

Beautifully presented one bedroom ground floor flat
 Refurbished shower room- 2024
 Double glazed windows- installed 2019
 Partial electric heating
 Excellent storage space
 Residents' parking
 Short walk for shops, bus & train



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling eastwards along Shettleston Road continue to the traffic lights at the junction with Killin Street. Continue ahead passing the Kirkhouse Bar & Restaurant on your left and this property is a short distance along on the 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.

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For further information:

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