



## Lower Flat

325 Ardgay Street, Sandyhills, Glasgow, G32 9BG

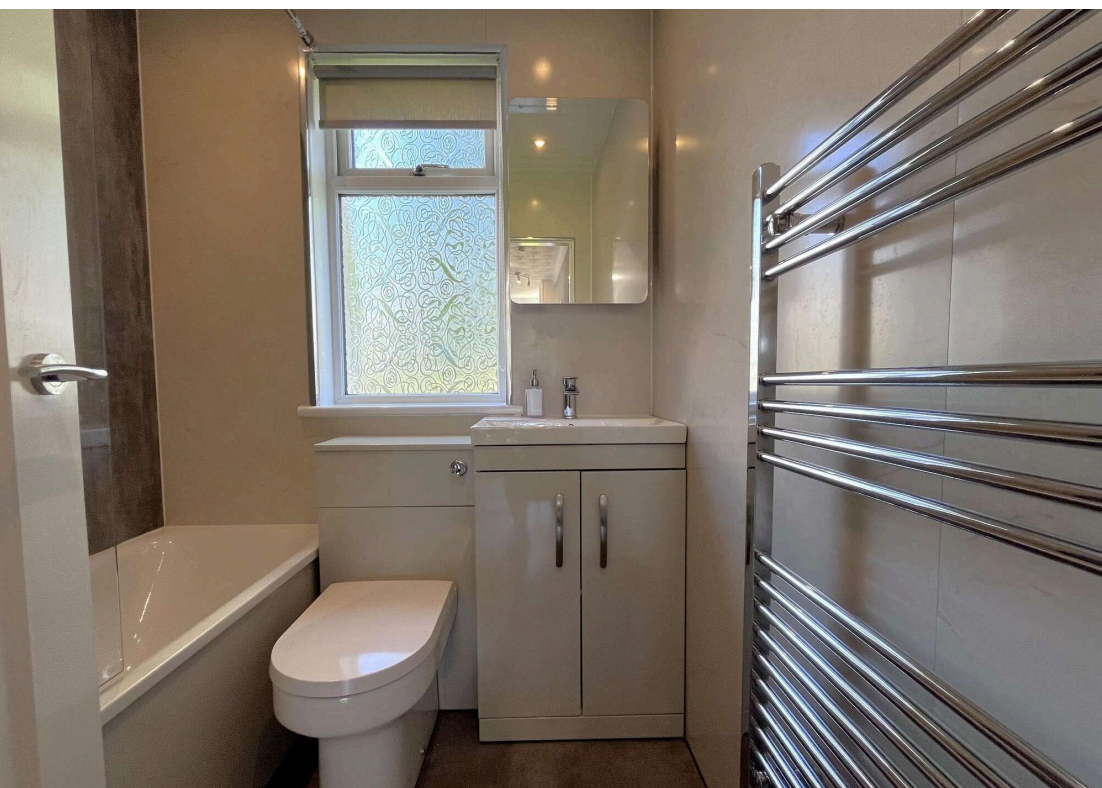
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## Description

This beautifully presented lower cottage flat occupies a superb corner position within the much admired Sandyhills district and offers accommodation to suit a variety of buyers.

Inside the property has many appealing features such as the fresh decor and the stylish kitchen and bathroom. Furthermore there are modern double glazed windows, installed circa 2018, and a gas fired central heating system the radiators replaced around 4 years ago and the boiler around 10 years old.

A long entrance hall leads to the lounge, two bedrooms and bathroom. Both bedrooms are of excellent proportion and enjoy pleasant aspects to the front and rear respectively. The rear bedroom has additional storage space available within a deep cupboard and a further cupboard houses the gas central heating boiler. The lounge is a lovely reception room again enjoying delightful aspects to the front across the gardens. The focal point of this room is a feature fireplace with coal effect living flame gas fire. A door to the rear of the lounge leads to the beautifully appointed kitchen complete with stylish high gloss units which contrast with the tiled splash back and flooring. There is an integrated oven, hob, fridge and freezer. There is also space beneath the worktops for a washing machine and tumble dryer. A deep cupboard with handy shelving affords further storage space. A window to the rear of the kitchen over looks the garden with door providing direct access. The bathroom completes the accommodation and like the kitchen has been beautifully refurbished. There is a bath with screen and over bath mains shower attachment, a wc and wash hand basin set within a vanity unit. The grey toned wet wall compliments the vinyl floor covering and a window formation to the rear lends natural light.

Particular mentioned should be made of the fabulous outdoor space to be enjoyed. To the front is a large lawn bordered by hedging and a patio bordered by timber fencing providing a secluded area to sit outside. Off street parking is available to the front via two gated driveways. To the rear is a another patio bordered by fencing and an area of lawn to the far end where a timber shed and Anderson Shelter are positioned. The central drying green is shared with the upstairs neighbour.

Ardgay Street forms part of the Sandyhills & Shettleston district lying to the east of Glasgow City Centre. 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 on your door step and nearby Shettleston Train Station operates regular services to Glasgow Queen Street & Edinburgh. There are also convenient road links to Glasgow City Centre and the M8 & M74 motorway networks.

Lowther Homes annual fees for 2025/26: Factor management fee: £278.29 Buildings insurance premium: £281.39

## Room Dimensions

Reception hall	5.92 m x 1.14 m / 19'5" x 3'9"
Lounge	4.60 m x 3.63 m / 15'1" x 11'11"
Kitchen	3.10 m x 2.69 m / 10'2" x 8'10"
Bedroom 1	3.48 m x 4.14 m / 11'5" x 13'7"
Bedroom 2	3.07 m x 4.17 m / 10'1" x 13'8"
Bathroom	1.78 m x 1.80 m / 5'10" x 5'11"

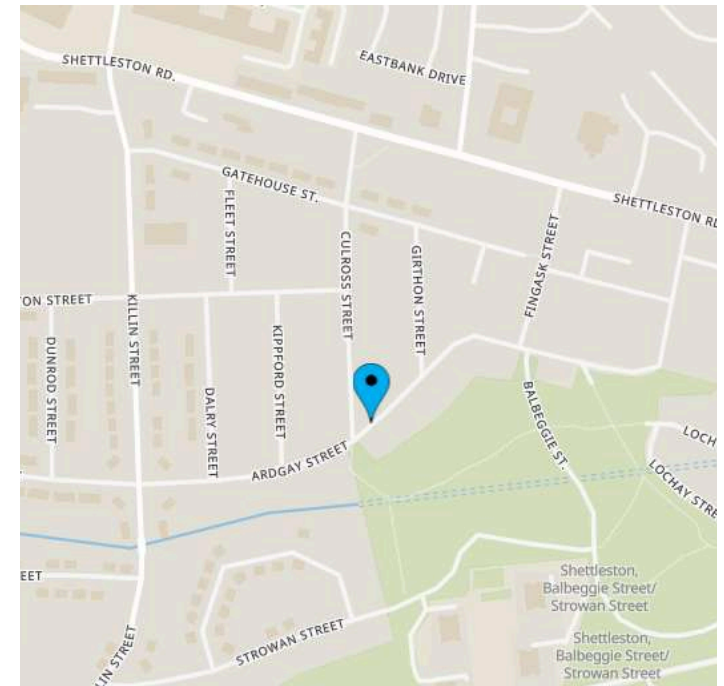
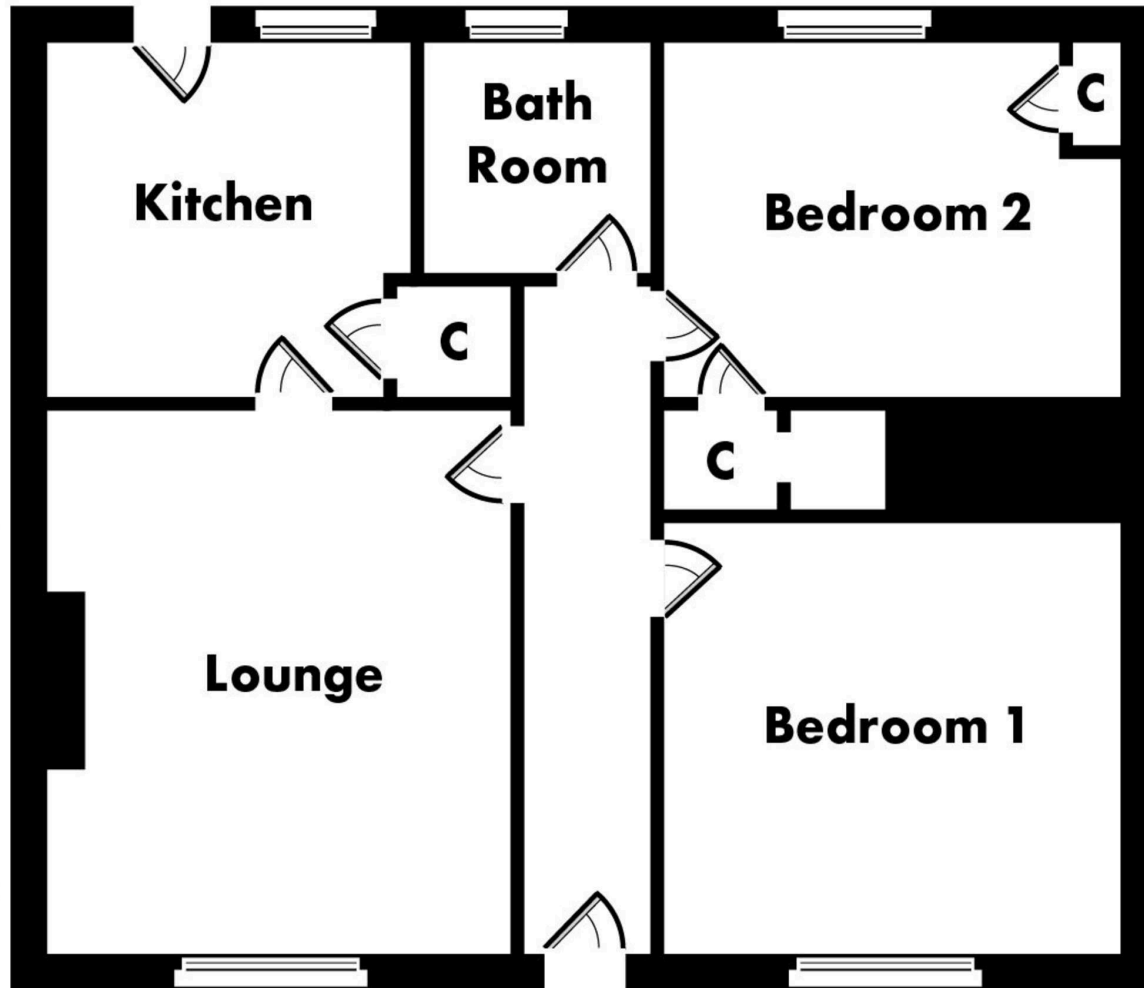
## EPC: C

## Features

Lower cottage flat on corner position  
Two bedrooms  
Stylish kitchen and bathroom  
Modern double glazed windows  
Gas central heating  
Fabulous gardens  
Off street parking  
Popular location close to shops, schools and transport links



Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling from Killin Street proceed eastwards on Ardgay Street. This property is along on the left hand side on the corner with Culross 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:

Or to view this property please call:

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ESPC Ref: E493421

