



Ground Floor Flat

0/1 15 Carron Place, Springburn, Glasgow, G22 6BN

Offers Over £67,995



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Description

This two bedroom ground floor flat enjoys a popular setting and offers excellent potential. A much loved home for many years this home would now benefit from some modernisation of fixtures, fittings and decor.

The property forms part of a well maintained building with secure entry system and neatly presented common entrance and stairwell. This property sits on the ground floor left position and has private front and rear enclosed gardens and there is also a shared landscaped drying area to the rear. There is modern UPVC framed double glazing and a gas fired central heating system with combination boiler.

Inside the hallway leads to all principal rooms and there is handy storage space available within a cupboard. There are two nicely proportioned bedrooms, both found to the rear of the property. Bedroom one has a built in cupboard to one wall.

The lounge is comfortable reception room with pleasant aspects over the front garden and beyond. A further window to the side overlooks the balcony and lends additional natural light. The kitchen is fitted with an array of units with space for appliances. There is access to the balcony via a double glazed door with further window to the side. The gas central heating boiler is housed within the kitchen. The bathroom completes the accommodation on offer and has a three piece suite and over bath shower.

Carron Place enjoys a cul-de-sac setting located just off Hawthorn Street in the Springburn district which lies approximately 2-3 miles to the North of Glasgow City Centre. There are convenient local shops close at hand and Springburn Shopping Centre offers a further selection of shops. There are regular local bus services and both Ashfield and Springburn Train Stations are close at hand. Local schools include Elmvale Primary and Springburn Academy. Other nearby landmarks include Springburn Park, Glasgow Club Springburn and Stobhill Hospital.

NG. Property: Quarterly charges approximately £140.00 - £150.00

To cover Factors' Management fee, Buildings Insurance Premium, Back Court cleaning, Landscape Maintenance, Electricity supply to common close.

Room Dimensions

Hallway	5.08 m x 1.85 m / 16'8" x 6'1"
Lounge	4.45 m x 3.81 m / 14'7" x 12'6"
Kitchen	3.51 m x 2.01 m / 11'6" x 6'7"
Bedroom 1	3.96 m x 3.78 m / 13'0" x 12'5"
Bedroom 2	2.77 m x 3.81 m / 9'1" x 12'6"
Bathroom	2.62 m x 1.65 m / 8'7" x 5'5"

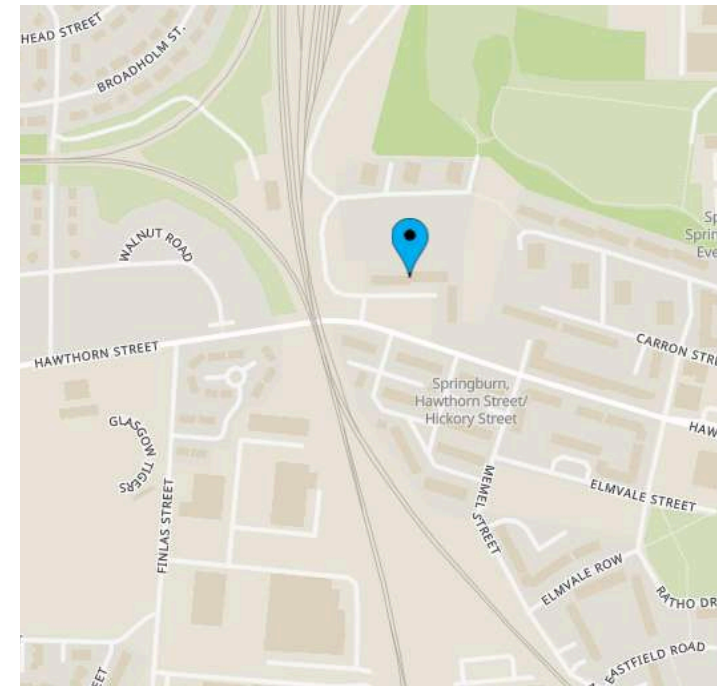
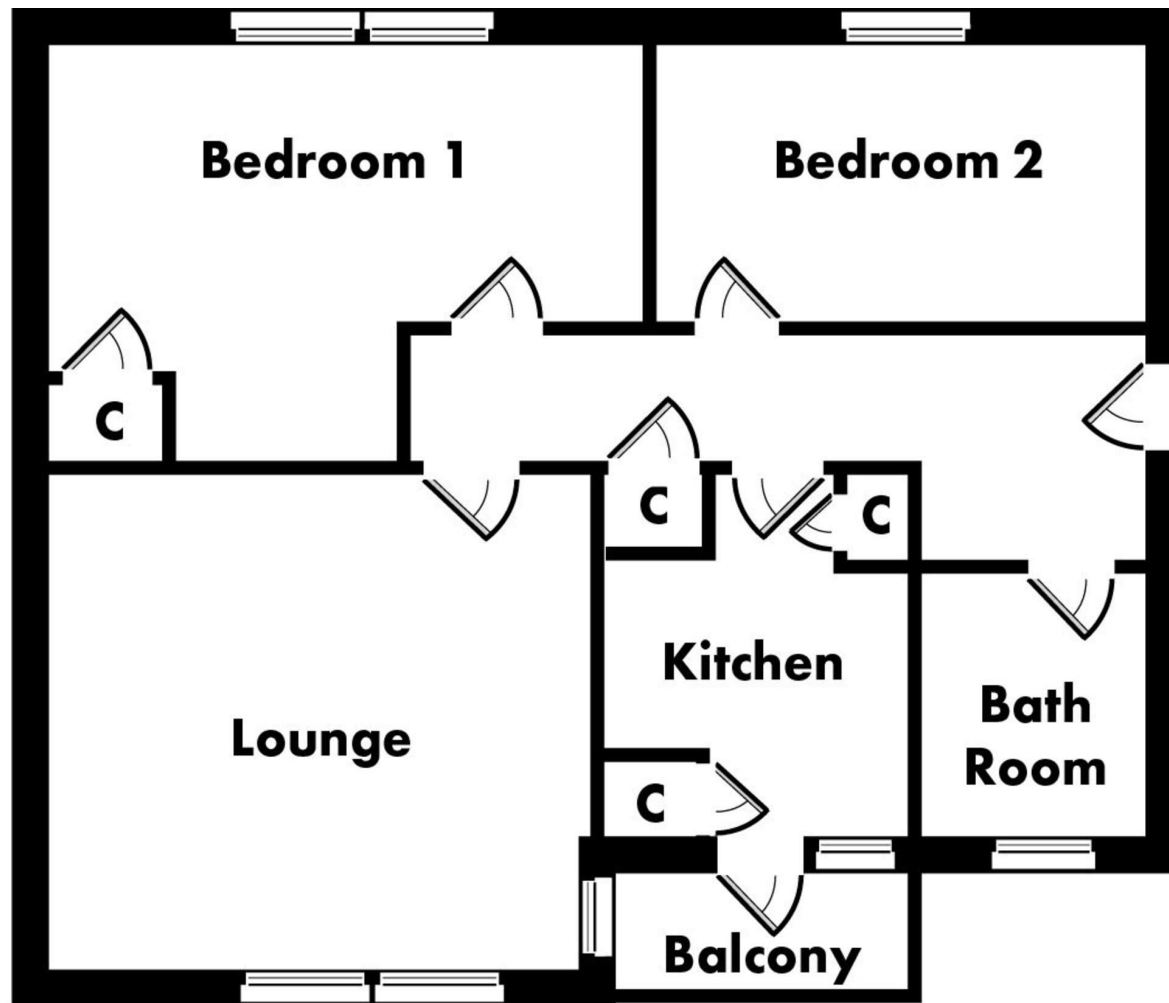
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Features

Ground floor flat
Two bedrooms
Private gardens to front and rear
Gas central heating
Double glazing
Parking to front of building
Handy location for local amenities and transport links



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling from Balmore Road proceed eastwards on Hawthorn Street. Continue passing under the railway bridge and then take the next left into Carron Crescent. Take the first right into Carron Place and this property is on your left 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:

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