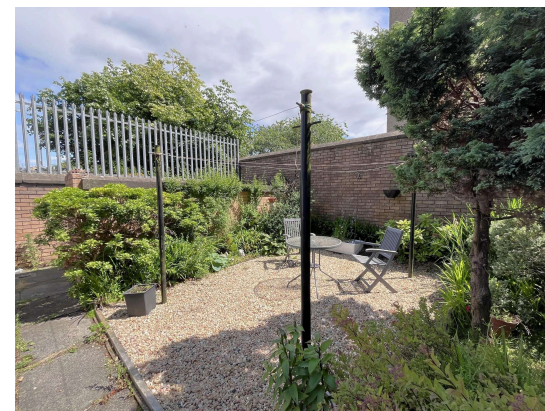




Second Floor Flat

Flat 2/1, 1473 Shettleston Road, Glasgow, G32 9AS

Offers Over £70,000



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Description

This beautifully presented one bedroom flat occupies a 2nd floor position within a handsome red sandstone building enjoying a prime location in the East End district of Shettleston.

The building has a secure buzzer entry system and neatly maintained common close and stairway. A rear close door leads to the shared gardens, drying area and bin store.

This flat has a number of appealing features including the fresh & neutral decor, stylish shower room and well appointed kitchen. Furthermore there are UPVC framed double glazed windows and a gas fired central heating system, the Vaillant Combination boiler installed in 2019.

An entrance hall leads to all the rooms and to a deep walk in cupboard which has shelving and provides substantial storage space. To the front of the property is the lounge which is a lovely reception room and has a bay window projection allowing plenty of natural light to flow in. The galley kitchen also has window formation to the front elevation and is very well appointed complete with a range of cupboards and worktop with matching splash back. There is an integrated 4 ring gas hob with electric oven below. A washing machine sits neatly beneath the worktops and there is space for a free standing fridge freezer albeit this appliance is not included in the sale. The gas central heating boiler is housed to one wall and there is further shallow cupboard to the rear of the kitchen.

The bedroom is located to the rear of the property and enjoys pleasant aspects across the shared gardens and tree tops beyond. There is fitted furniture around the bed and beneath the window. The shower room has a corner shower cubicle with mains shower attachment and the wc and wash hand basin sit within a vanity unit. The cream coloured wet wall compliments the fixtures and fittings and contrasts beautifully with the stylish vinyl flooring.

Externally there are low maintenance shared gardens to the rear which are paved and stone chipped and provide a nice outdoor space. The bin store is found to the rear of the garden.

1473 Shettleston Road enjoys a superb 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 operates regular services to both Glasgow Queen Street and Edinburgh Waverley. 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: Shettleston Housing Association

Approx quarterly fees £140.00 based on statement dated 8.4.25

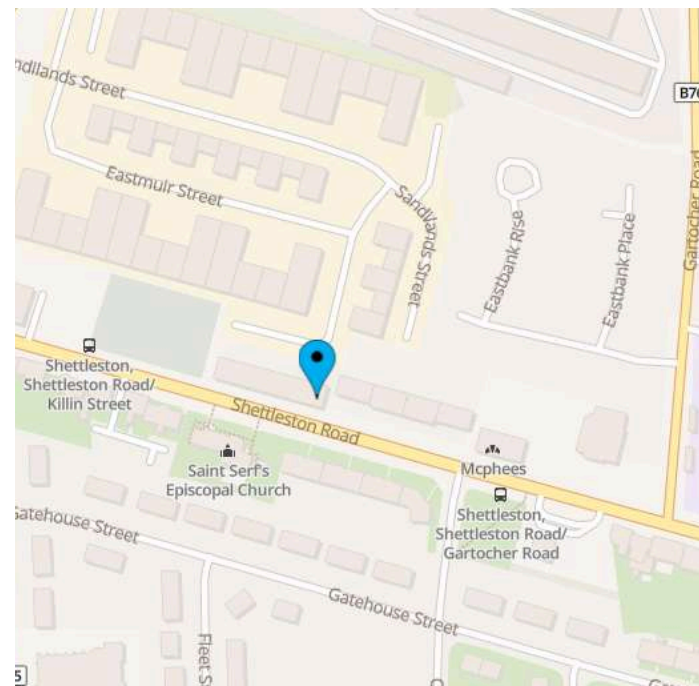
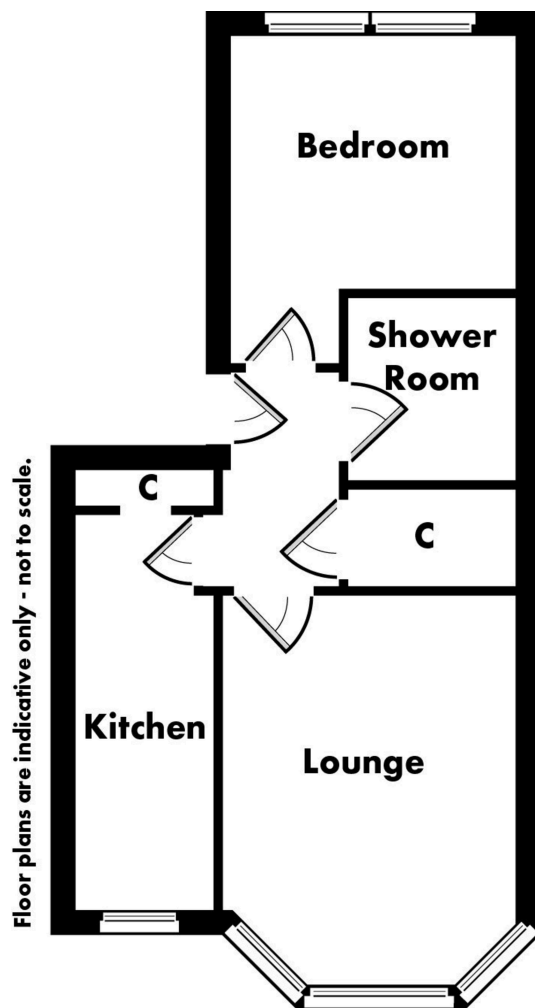
Room Dimensions

Entrance Hall	2.44 m x 1.19 m / 8'0" x 3'11"
Lounge	4.95 m x 2.74 m / 16'3" x 9'0"
Kitchen	5.08 m x 1.40 m / 16'8" x 4'7"
Bedroom	3.78 m x 2.87 m / 12'5" x 9'5"
Shower Room	1.98 m x 1.63 m / 6'6" x 5'4"

EPC: C

Features

Beautifully presented one bedroom flat
Bay lounge
Well appointed galley kitchen
Stylish shower room
Double glazing and gas central heating
Secure buzzer entry to neatly maintained close
Shared rear gardens
Short walk to shops, bus & train



TRAVEL DIRECTIONS

Travelling eastwards along Shettleston Road continue passing Aldi on your left and to the traffic lights at Killin Street. Continue ahead and this property is along on the 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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ESPC Ref: E494745

