

## First Floor Flat

Flat 1/2, 1386 Shettleston Road, Shettleston, Glasgow, G32 9AQ

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### Description

This superb two bedroom first floor flat forms part of a handsome red sandstone building, known locally as the "Honeymoon Building", in Shettleston. Sitting opposite Aldi on Shettleston Road this property enjoys a fantastic position close to a range of local amenities including high street shopping, bus routes and train services. The building has a secure buzzer entry system, well maintained tiled close and neatly presented shared gardens to rear.

The flat is very well presented with fresh decor, beautiful hardwood flooring and modern fixtures and fittings. The entrance hall welcomes you in and leads to the principal rooms. There are two bedrooms both found to the rear of the property. The first bedroom is a large double bedroom, with the second bedroom being a single room. Both rooms enjoy pleasant aspects over the shared rear gardens. A box room offers a versatile space, perhaps for use as an office or as a substantial storage room.

To the front of the property is the bay windowed lounge which is a lovely reception room. The bay window is double glazed and provides aspects across Shettleston Road. The kitchen is accessed from the lounge and is very well appointed complete with a range of units and worktops. There is an integrated electric hob & oven and the dishwasher and washing machine are also included in the sale. A window formation to the front lends natural light and the Worcester gas central heating combi boiler is housed to one wall. The stylish shower room is another highlight of this property, the tiled floor complimented by the grey toned wet wall. There is a shower cubicle with Triton electric shower unit, a wc and wash hand basin within a vanity unit.

There is partial double glazing, gas fired central heating and a security alarm system.

The gardens to rear comprise a neatly tended lawn/drying green and pathway leading to the bin storage area.

1386 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 £110.00 based on statement dated 8.4.25

### Room Dimensions

Entrance Hall	2.44 m x 2.39 m / 8'0" x 7'10"
Lounge	5.21 m x 3.43 m / 17'1" x 11'3"
Kitchen	3.96 m x 1.42 m / 13'0" x 4'8"
Bedroom 1	4.47 m x 2.54 m / 14'8" x 8'4"
Bedroom 2	3.53 m x 1.68 m / 11'7" x 5'6"
Shower Room	1.83 m x 1.78 m / 6'0" x 5'10"
Box room	1.85 m x 2.41 m / 6'1" x 7'11"

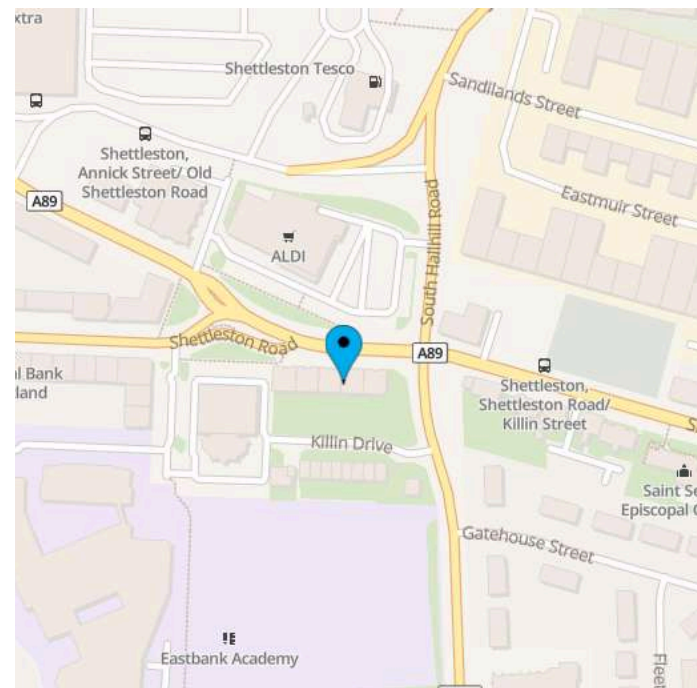
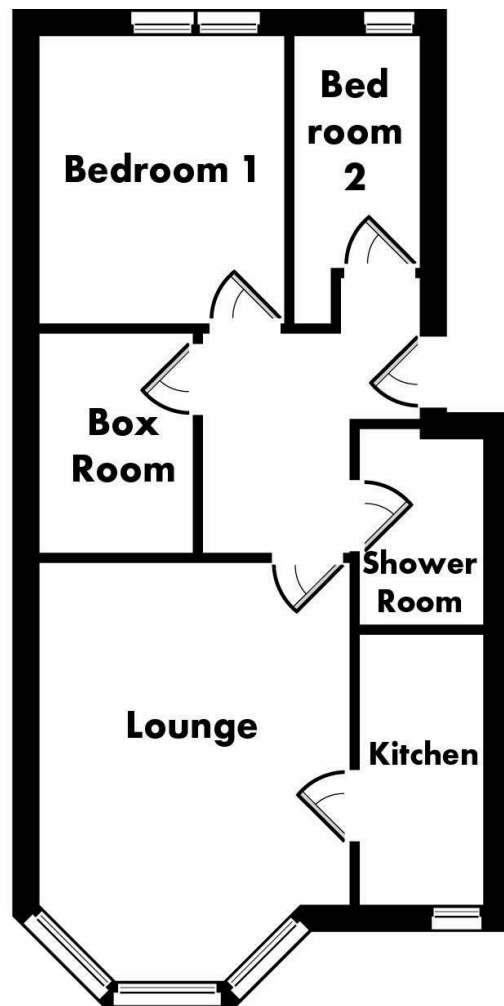
### EPC: C

### Features

Beautifully presented first floor flat  
Two bedrooms  
Modern kitchen with appliances  
Stylish shower room  
Gas central heating  
Partial double glazing ( front windows only)  
Prime location close to shops, bus and trains services



Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling eastwards along Shettleston Road with Aldi on your left. This property is to your right hand side just before the traffic lights at Killin 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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**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:

**0141 331 0741**



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ESPC Ref: E496898

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