

Top Floor Flat

Flat 3/1, 1236 Shettleston Road, Glasgow, G32 7PG

Offers Over £75,000



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Description

This substantial two bedroom top floor flat offers superb potential and sits close to a host of local amenities. Forming part of a traditional red sandstone tenement this flat requires a full programme of refurbishment.

The building has a buzzer controlled entry system, neatly maintained close and shared rear drying area and bin store. The winding stairway leads to the upper level with sky light lending light and this property is to your left.

Storm doors lead to an entrance vestibule and then through to a large rectangular reception hall. A deep cupboard off this hall houses the electric combination boiler. Both bedrooms are to the rear of the property, are of good proportion, and enjoy open aspects. The internal bathroom is off the hallway.

To the front is the lounge with broad bay window projection overlooking Shettleston Road and views beyond. A box room is located off the lounge which could be developed. The kitchen is also accessed from the lounge and has a window formation with similar aspects to the lounge.

The windows are timber framed single glazed units and space heating is via an electric combination boiler serving hot water radiators in the principal apartments, and also provides domestic hot water upon demand.

1236 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- quarterly fees £135.00 approximately, based on statement dated 8.4.25

Room Dimensions

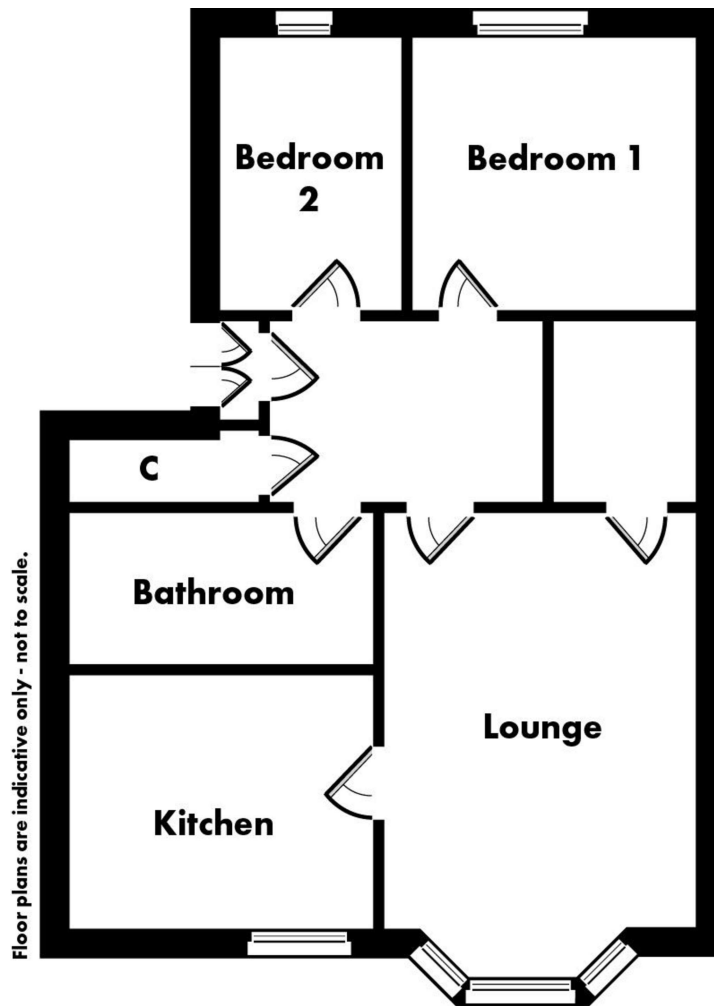
Reception hall	3.33 m x 2.49 m / 10'11" x 8'2"
Lounge	5.16 m x 3.73 m / 16'11" x 12'3"
Kitchen	2.59 m x 2.97 m / 8'6" x 9'9"
Bedroom 1	3.63 m x 3.40 m / 11'11" x 11'2"
Bedroom 2	3.61 m x 2.16 m / 11'10" x 7'1"
Bathroom	2.92 m x 1.60 m / 9'7" x 5'3"
Box room	2.49 m x 1.80 m / 8'2" x 5'11"

EPC: E

Features

Substantial Top floor flat
Two bedrooms
Bay lounge - box room off
Kitchen
Bathroom
Electric heating
Requiring upgrading throughout
Excellent location close to local amenities





TRAVEL DIRECTIONS

Travelling eastwards along Shettleston Road continue passing the junction with Amulree Street 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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