



Detached Bungalow

2 Archerfield Avenue, Fullarton Park, Tollcross, Glasgow, G32 8DE

Offers Over £159,000



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Description

Seldom available to the market this two bedroom detached bungalow sits on a corner position and enjoys open aspects across Falside Road towards Horslet Fields Park. Requiring some modernisation this property is neatly presented throughout and has been freshly painted in neutral tones.

The entrance door is to the side elevation leading to the reception hallway which accesses all the rooms. There are two cupboards off this hallway, one of which houses the electric meter and the gas central heating combi boiler. A ceiling hatch provides convenient access to the roof void.

There are two nicely proportioned bedrooms both positioned to the rear of the property. The larger bedroom has built in wardrobes and a deep cupboard to one wall. To the front of the property is the lounge which is an excellent reception room. Worth particular mention are the pleasant open aspects framed by a broad window formation. The kitchen is also to the front of the property and is fitted with a range of units and a sink. The kitchen appliances have been removed. The bathroom has a three piece suite with over bath electric shower. A window to the side elevation lends light.



The windows of this property are double glazed and there is a gas fired central heating system, the combination boiler installed in 2024.

Externally there are level gardens mainly laid to lawn and the west facing rear garden is enclosed by timber fencing and mature hedging. A timber garden hut is found to the rear and driveway provides off street parking.

Archerfield Avenue forms part of the sought after Fullarton Park district, within Tollcross, lying to the East of Glasgow City Centre. The immediate and surrounding areas offer a host of local amenities. There are convenient shops on London Road and Tollcross Road with a variety of supermarkets nearby including Lidl, Aldi, Farmfoods and Tesco Extra. Further shopping facilities can be found at the Parkhead Forge and Glasgow Fort Shopping Centres. There is excellent schooling available at both Primary & Secondary level and nearby recreational facilities include Tollcross International Swimming Centre, Sandyhills Golf Club and The Emirates Arena. Those commuting have convenient access to local bus routes and regular train services operating from Carmyle and Shettleston Train Stations. There are also excellent road links to Glasgow City Centre, the M74 and M8 motorway networks.



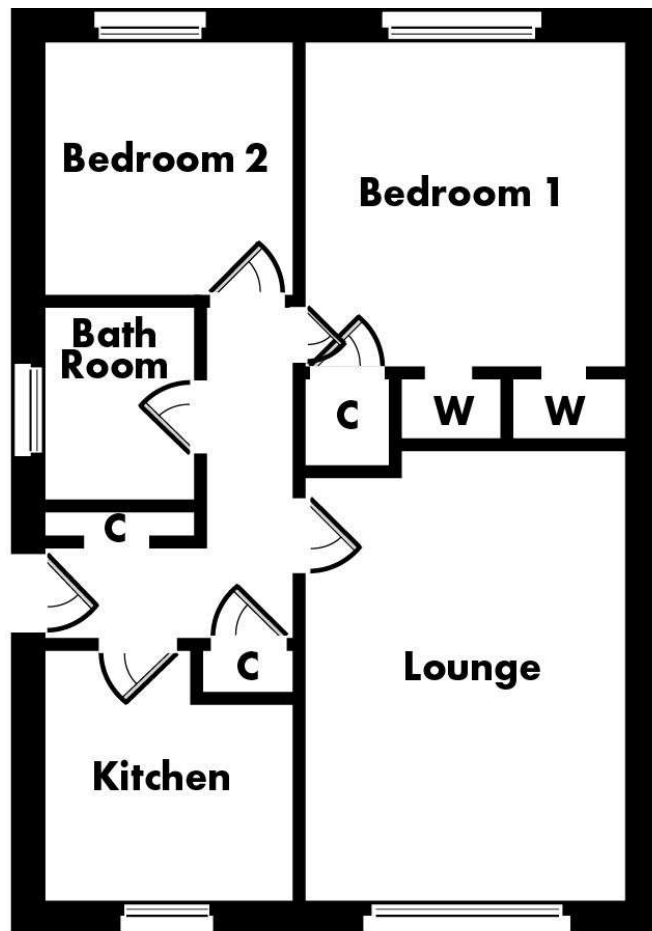
Room Dimensions

Entrance Hall	2.77 m x 0.94 m / 9'1" x 3'1"
Lounge	5.16 m x 3.56 m / 16'11" x 11'8"
Kitchen	3.02 m x 2.62 m / 9'11" x 8'7"
Bedroom 1	3.53 m x 3.43 m / 11'7" x 11'3"
Bedroom 2	2.54 m x 2.69 m / 8'4" x 8'10"
Bathroom	1.68 m x 2.11 m / 5'6" x 6'11"
Inner Hallway	3.99 m x 0.86 m / 13'1" x 2'10"

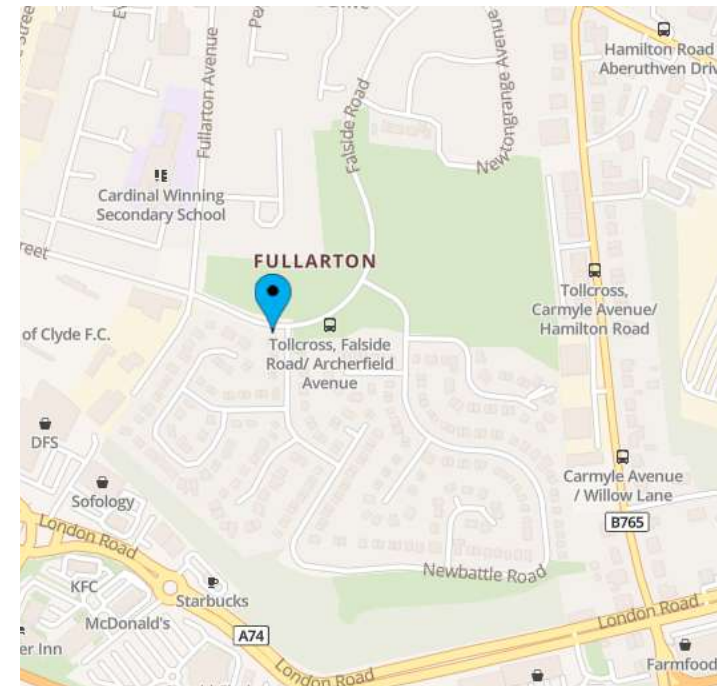
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Features

Seldom available detached bungalow
 Envious corner position with open aspects
 Two bedrooms
 Gas central heating-modern combi boiler
 Double glazing
 Driveway & level gardens
 Short distance to shops and public transport



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling from Tollcross Road proceed south on Falside Road. Continue and turn left onto Archerfield Ave. This property is immediately on your right on the corner of Archerfield Ave and Falside Road.

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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ESPC Ref: E500297

