



34 KERR STREET, GLASGOW. G40 2QP.

THIS 2 BEDROOM MID TERRACED VILLA IS SITUATED WITHIN THE BRIDGETON DISTRICT OF GLASGOW IDEALLY LOCATED CLOSE TO ALL LOCAL AMENITIES, INCLUDING THE NEARBY MERCHANT CITY WITH QUALITY BARS AND RESTAURANTS IN AND AROUND MERCHANT SQUARE. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING, FRONT AND REAR GARDENS, AND RESIDENTS' PARKING. LOCATED WITHIN CLOSE PROXIMITY TO STRATHCLYDE UNIVERSITY AND BOTH GLASGOW AND CALEDONIA UNIVERSITIES ARE EASILY ACCESSIBLE. THERE ARE EXCELLENT PUBLIC TRANSPORTATION LINKS, AND RECREATIONAL ACTIVITIES CAN BE FOUND WITHIN WALKING DISTANCE AT GLASGOW GREEN. SURE TO INTEREST FIRST TIME BUYERS AND INVESTORS ALIKE.



- 2 BED MODERN HOME
- FRONT & REAR GARDEN
- DOUBLE GLAZING
- UNIVERSITIES CLOSE BY
- GAS CENTRAL HEATING
- RESIDENTS' PARKING
- EASY ACCESS TO MERCHANT CITY
- CLOSE TO ALL AMENITIES

OFFERS OVER £130,000

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LOUNGE 15' 6" x 11' 9" (4.72M x 3.58M)

SPACIOUS LOUNGE HAS OAK VENEER LAMINATE FLOORING. FEATURE WALL. AMPLE SPACE FOR DINING TABLE AND CHAIRS. ACCESS TO KITCHEN VIA DOUBLE DOORS. OUTLOOK OVER FRONT OF PROPERTY.

KITCHEN 15' 0" x 8' 0" (4.58M x 2.45M)

KITCHEN HAS AMPLE LIGHT GREY GLOSS UNITS, CONCRETE EFFECT WORK SURFACE AND SPLASHBACK TILING. 4 BURNER GAS HOB, DOUBLE FAN OVEN AND OVERHEAD EXTRACTOR HOOD. FRIDGE / FREEZER, WASHING MACHINE AND DISHWASHER. ACCESS TO REAR GARDEN AND DRYING AREA. SLATE EFFECT LAMINATE FLOORING.

UPPER HALL 8' 4" x 6' 5" (2.54M x 1.95M)

GIVES ACCESS TO BOTH BEDROOMS AND BATHROOM.

BEDROOM 1 14' 10" x 8' 8" (4.53M x 2.63M)

GOOD SIZED BEDROOM FACING OVER FRONT OF HOUSE. CARPETED THROUGHOUT.

BEDROOM 2 14' 11" x 8' 3" (4.55M x 2.51M)

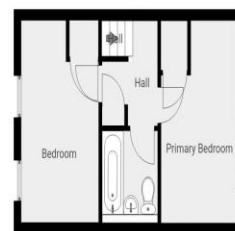
ANOTHER GOOD SIZED BEDROOM WITH 2 WINDOWS TO THE REAR. CARPETED THROUGHOUT.

BATHROOM 6' 4" x 6' 2" (1.93M x 1.87M)

THREE PIECE SUITE WITH OVERHEAD SHOWER UNIT. WET WALL SURROUNDING BATH AND SHOWER AREA. SLATE EFFECT FLOOR TILES.

REAR GARDEN

PRIVATE REAR GARDEN, DECKING AREA AND DRYING GREEN.



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