



**15 Tillycairn Place**

Glasgow

**Offers over £110,000**



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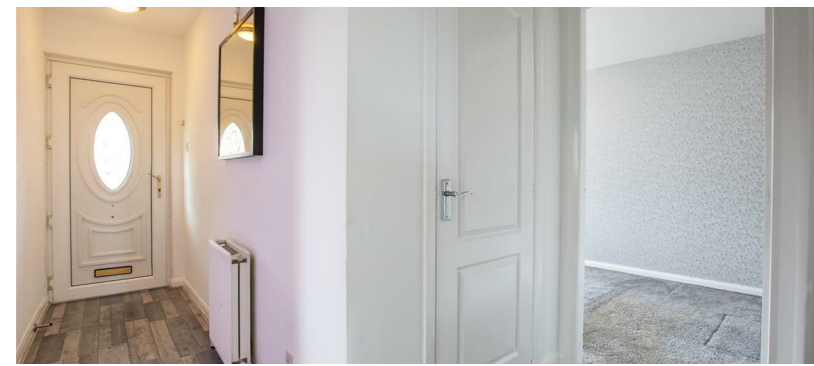
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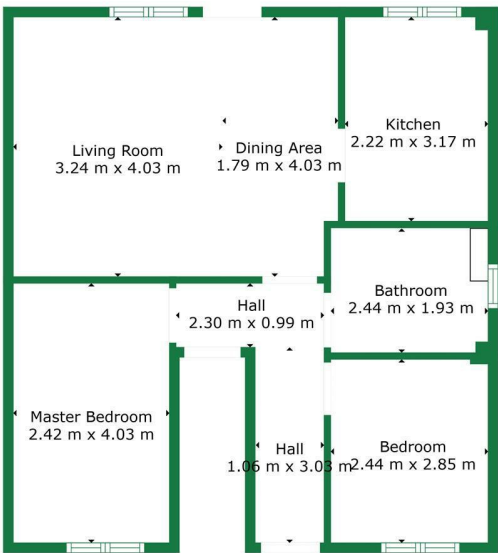
Situated in the sought-after Garthamlock area of Glasgow East, this two-bedroom apartment occupies a desirable ground-floor position.

This property welcomes you with an entrance hallway featuring laminate flooring, leading into a spacious front-facing lounge/dining area. The fitted kitchen is designed with modern handleless wall and floor units, complemented by an integrated eye-level oven. A washing machine and tumble dryer are also conveniently included in the sale.

Two well-proportioned bedrooms are fully carpeted, offering comfort and warmth. The bathroom is fully tiled and boasts a three-piece suite, comprising of a WC, wash hand basin and a corner style bath.

Additional features include gas central heating, double glazing throughout, and both front and rear gardens. The rear garden features a raised decked patio ideal for outdoor entertaining, along with low-maintenance artificial grass.

Tillycairn Place is conveniently located for many amenities, including shops, supermarkets and schooling. The property is within easy reach to the Fort Shopping Centre, which hosts a variety of retail shops, restaurants and cinema complex. There is excellent road and public transport links which allow easy access throughout Glasgow and the central belt.

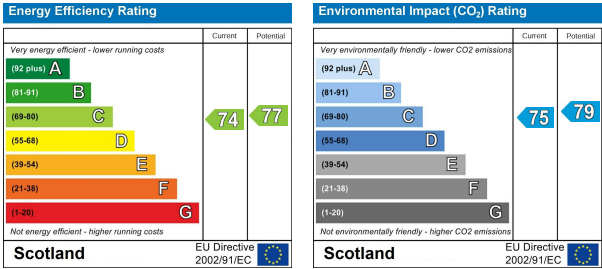


## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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