

**1-4-SALE**



**2/3, 4 CARNTYNE GROVE, GLASGOW, G32 6LZ**

**OFFERS OVER £95,000**





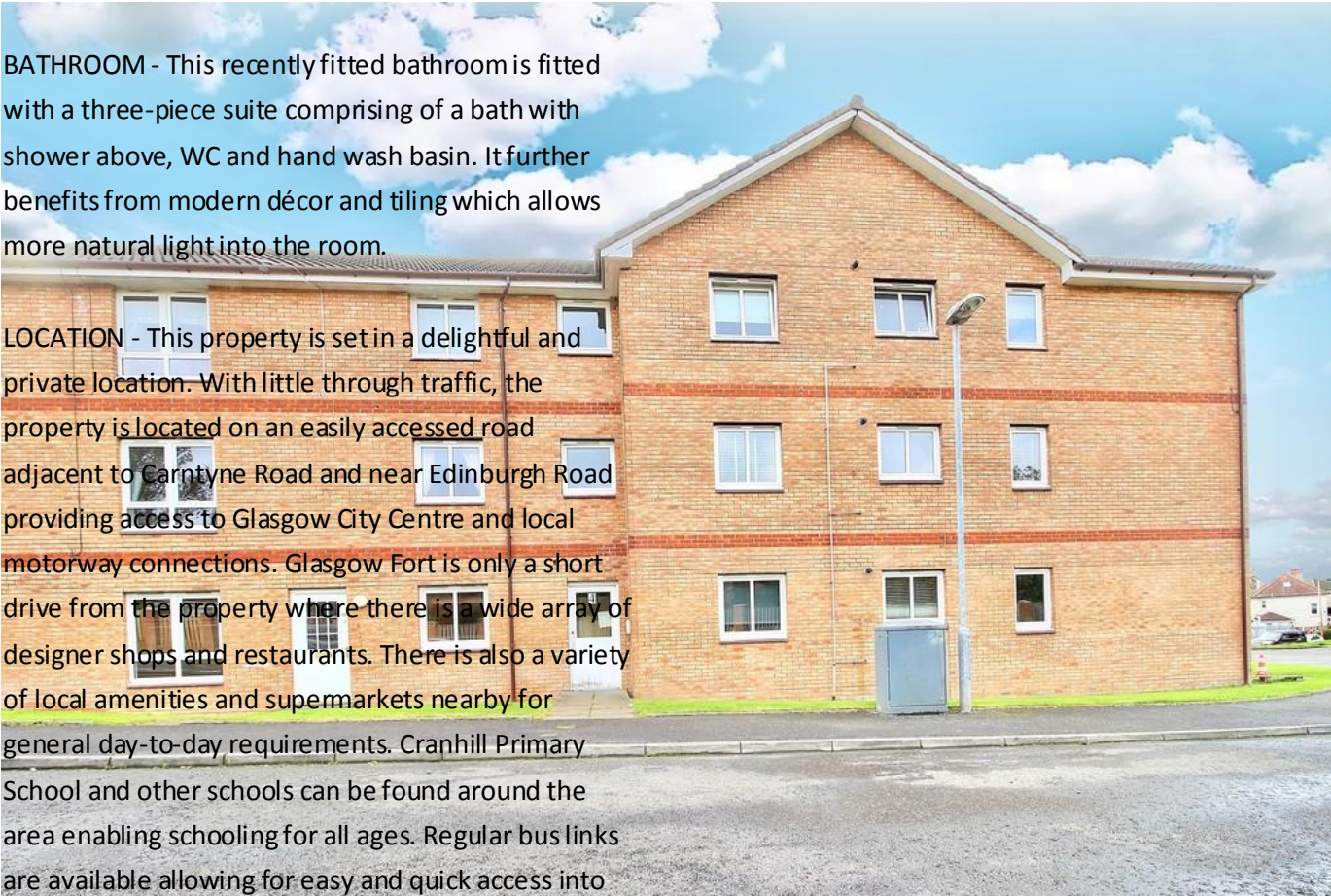
**BATHROOM** - This recently fitted bathroom is fitted with a three-piece suite comprising of a bath with shower above, WC and hand wash basin. It further benefits from modern décor and tiling which allows more natural light into the room.

**LOCATION** - This property is set in a delightful and private location. With little through traffic, the property is located on an easily accessed road adjacent to Carntyne Road and near Edinburgh Road providing access to Glasgow City Centre and local motorway connections. Glasgow Fort is only a short drive from the property where there is a wide array of designer shops and restaurants. There is also a variety of local amenities and supermarkets nearby for general day-to-day requirements. Cranhill Primary School and other schools can be found around the area enabling schooling for all ages. Regular bus links are available allowing for easy and quick access into the city centre and surrounding areas of Glasgow. The

property is ideal for people working in or around Glasgow as there is public transportation routes and motorways allowing for easy and efficient travel.

Viewing is highly recommended in order to appreciate the quality within.

The sale is open 6 days a week: Monday to Friday 9am to 8:00pm & Saturday 10.00am – 1.00pm to arrange your viewing.



Home Report valuation - £91,000



1-4-sale is delighted to present to the open market this pleasant 2 bedroomed top floor flat. This particular property will suit a multitude of buyers from first time buyers, to a modern family to the discerning buy to let investor.

The generously proportioned accommodation comprises: Spacious lounge, fitted kitchen, 2 bedrooms,, family bathroom with shower and internal hall. The property further benefits from gas central heating, double glazing and communal gardens. This would make an ideal purchase for an existing landlord or some one seeking to commence a letting portfolio. A increased valuation would be attainable on replacement of kitchen and bathroom together fresh decoration throughout.

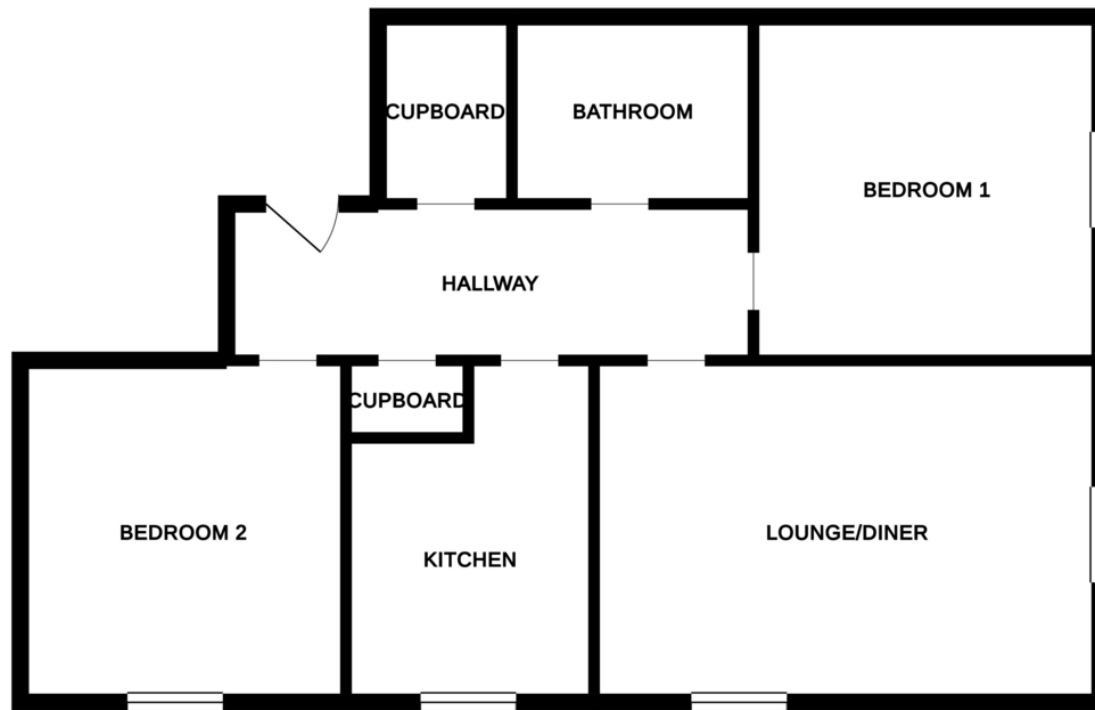
**LOUNGE** - Spacious lounge and windows to front gifting the room with natural light

**KITCHEN** – This spacious fitted kitchen has a wide range of wall and base mounted units in a modern wooden design with appliances that include stainless steel sink, washing machine, fridge/freezer, and integrated hob and oven.

**BEDROOM 1** - This spacious double bedroom benefits from laminate flooring and a neutral décor.

**BEDROOM 2** - This double bedroom benefits from tiled flooring and a neutral décor.

GROUND FLOOR 756 sq. ft.  
( 70.2 sq. m. )



TOTAL FLOOR AREA : 756 sq. ft. ( 70.2 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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0141 564 5050

Mon – Thurs: 9am – 8pm  
Fri: 9am – 5.30pm  
Sat: 10am – 1pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.