



PROPERTY  
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Tullis Gardens  
Glasgow  
G40 1AF

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## Offers Over £115,000

An impressive and well presented two bedroom second floor flat situated in a quiet purpose built development.

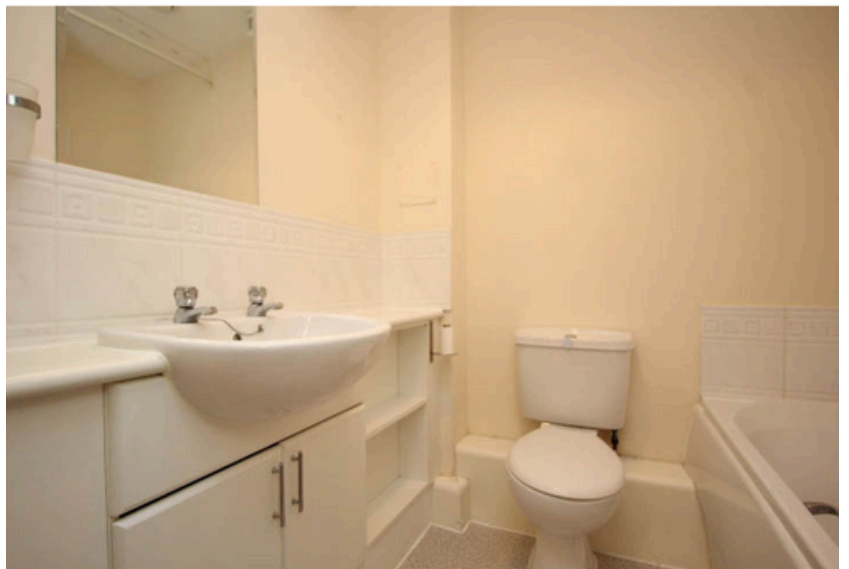
The property itself is finished with a low maintenance facing brick set beneath a hipped, concrete tiled roof with white fascia, soffit and guttering. The property is accessible via security controlled front door leading to all apartments.

Surrounding the development are near level pavements, well maintained lawned areas and ample resident and visitor parking spaces.

Internally the flat is in good order throughout and would make an ideal first home.

The accommodation comprises hallway with two walk in cupboards.

The spacious living room hosts an electric fire and a large window making it a bright room.



Home Report Valuation  
£120,000

Council Tax Band C

EPC Rating D



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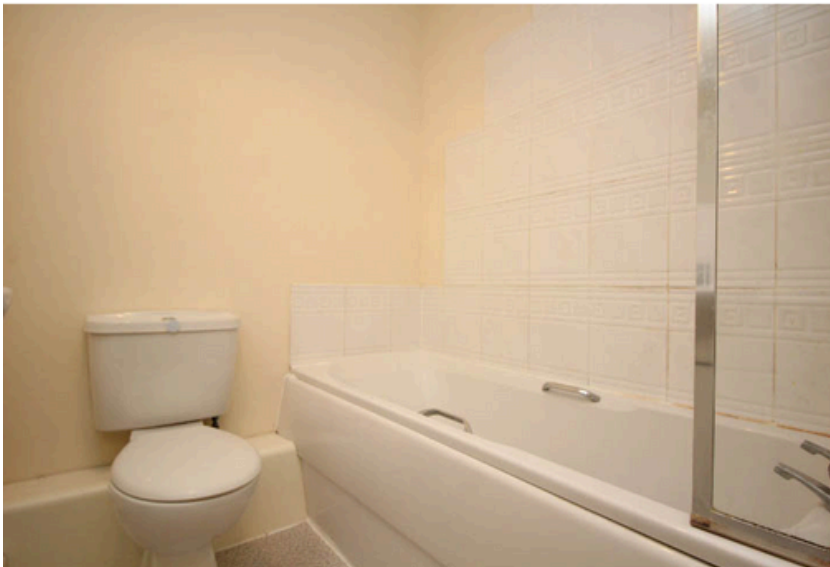
The accommodation comprises hallway with two walk in cupboards.

The spacious living room hosts an electric fire and a large window making it a bright room.



Modern kitchen with units along two walls with ample worktop space, integrated hob oven and stainless steel sink. There is also a washing machine and fridge freezer.

There are two double bedrooms, both with modern mirrored sliding wardrobes and large windows.



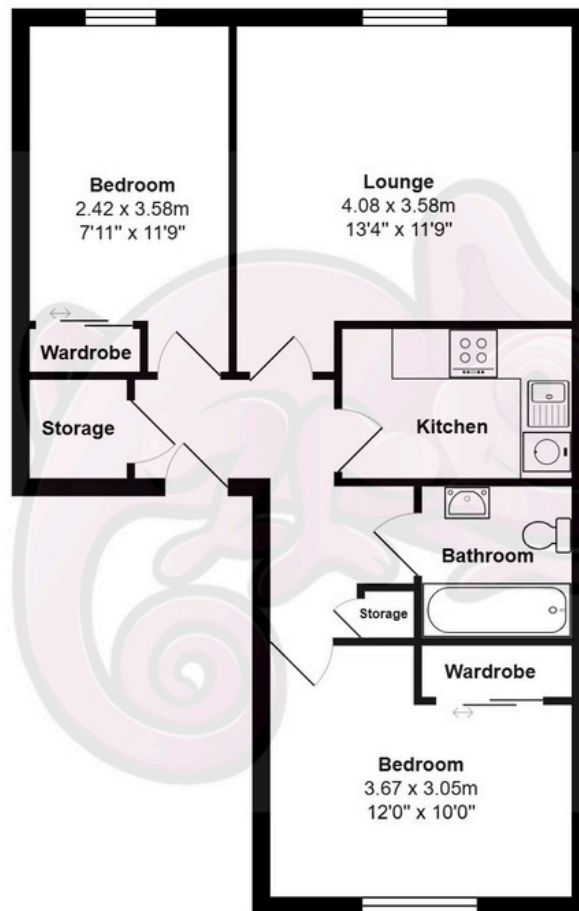
Modern bathroom with white three piece suite comprising of panelled bath, wash hand basin and w.c.

The property further benefits from electric heating and quality quality double glazing windows.

## Vendor Comments

Being only around 20 years old Tullis Gardens has it all - well maintained grounds, plenty of local amenities and numerous public transport options. Not many places in Glasgow can offer the large open spaces of Glasgow Green but still only be a short walk into town.





Total Area: 54.9 m<sup>2</sup> ... 591 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Located in the Bridgeton area, this flat offers easy access to a variety of amenities, including shops, cafes, parks and excellent transport links. Glasgow Green is just a minutes walk from the property. Bridgeton Train station is only a 5 minute walk giving easy access to Glasgow City centre and beyond. It is also conveniently located just off the A74 giving easy road links to the M74.





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