



219 Myreside Street, Glasgow, G32 6FS

Offers Over £175,000

- Stylish 2 Bedroom Mid Terraced Property
- Front Facing Lounge
- Private Rear Garden with Attractive Garden Shed
- EER - C
- Maintained & Presented To An Exceptional Standard Throughout.
- Open Plan Kitchen/Dining with French Doors To The Rear
- GCH, DG, Adequate Storage & On Street Parking
- Downstairs W/c
- Tasteful Bathroom
- Close To All Local Amenities

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New To The Market ! This is a most attractive 2 bedroom mid terrace property located within the popular Bellway development, close to local amenities. The current owners have maintained and presented the property to an exceptional standard throughout making early viewing imperative. For further information or to arrange an appointment to view please call 01417751050. EER - C



Council Tax Band: C



Set within the very popular development of Eastfield is this modern fabulous 2 bedroom mid terraced home which offers great accommodation whilst being close to a wide variety of local amenities and facilities. The modern home will appeal to an array of buyers, from those down sizing to first time buyers.

Accommodation comprises :-

Entrance Hallway

WC/Cloaks Room with 2 piece suite

A stylish lounge with window to front viewing over garden, door leads to the dining kitchen

The attractive dining kitchen is a most impressive apartment with modern integrated hob, double oven and fridge/freezer whilst having space and plumbing for a washing machine, ample room for a table & chairs, French doors leading to the rear garden and access to under stair storage
Upper landing gives access to bedrooms, bathroom, storage cupboard and attic

Bedroom 1 is a generous double bedroom offering space for bedroom furniture and benefits from in-built wardrobes.

Bedroom 2 is a further double bedroom which overlooks the rear garden.

The tasteful three piece bathroom with over bath electric shower completes the property.

Benefits

The subjects are enhanced by double glazing and a gas fired central heating system with 'combi' boiler.

Room Dimensions

Entrance Hallway

Lounge - 4.48m x 3.26m

Dining Kitchen - 4.22m x 2.94m

Bedroom 1 - 3.46m x 3.07m

Bedroom 2 - 4.01m x 2.13m

Bathroom - 2.06m x 1.66m

Gardens

To the front lies a small area of lawn with a paved pathway leading to the front door. The bright and sunny rear garden is made up of lawn with a paved patio area adjacent to the property which is all enclosed by screen fencing.

Location

The Eastfield's development is well located for access to the city centre and beyond via both bus and rail links, which are within walking distance. The M8 , M80 and M74 networks are within easy reach allowing commuters flexibility. Recreational facilities in the locale include, swimming pool, gyms, library, the beautiful Tollcross Park with mini zoo and much more. Major supermarkets are located at the Forge , The Forge Retail Park and the Glasgow Fort as well as those on offer within Dennistoun's Duke Street and Alexandra Parade.

Viewings: Arranged by appointment.

Council Tax: East Dunbartonshire Band C

Home Report: Available upon request.

EER: C

Post Code: G32 6FS

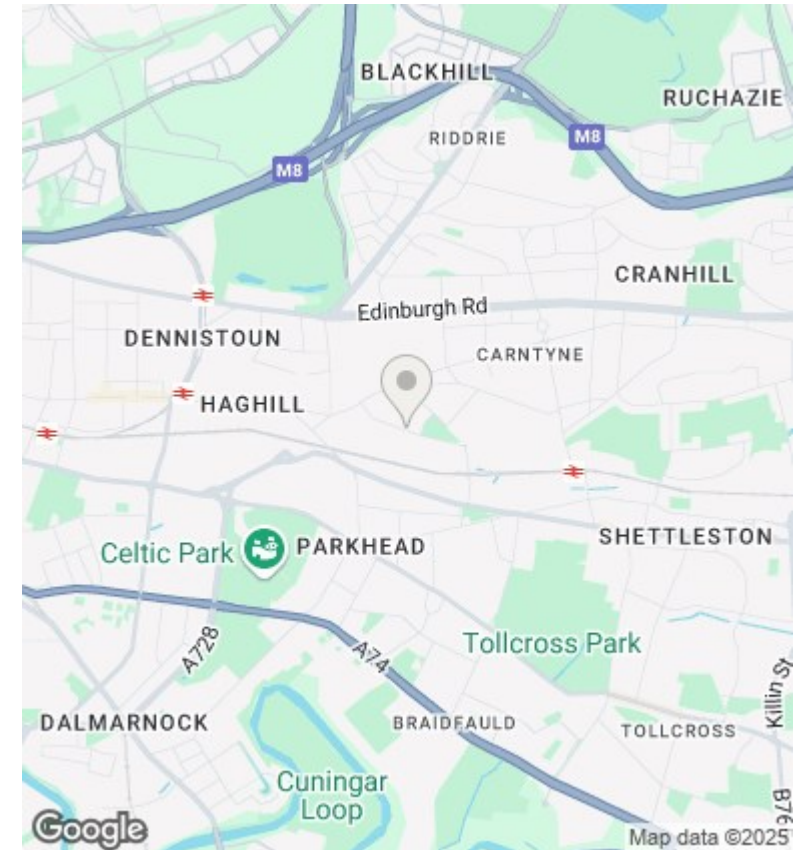
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		