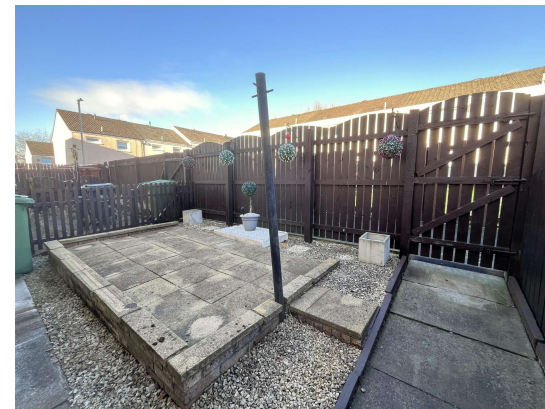




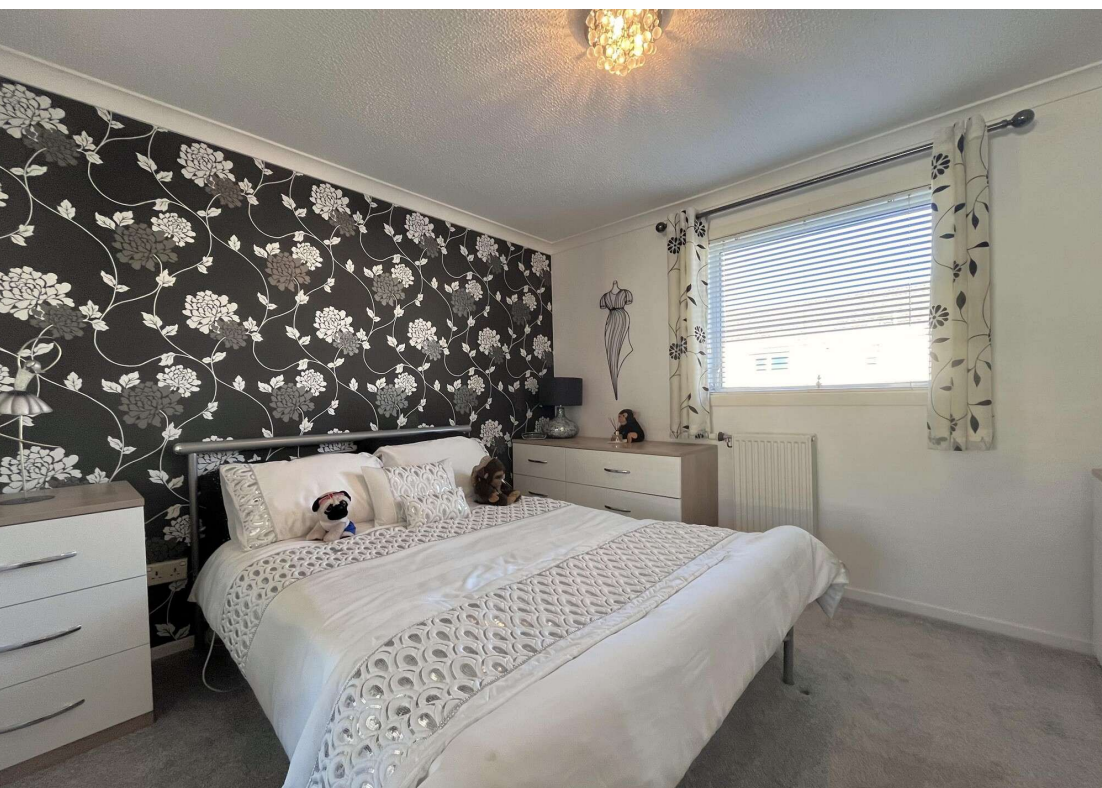
Mid Terraced House

119 Cockenzie Street, Greenfield, Glasgow, G32 6XP

Offers Over £135,000



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Description

This three bedroom mid terraced villa is brought to the market in excellent condition and enjoys a lovely setting within the Greenfield district. This family home has been very well cared for over many years and boasts excellent living space, three good sized bedrooms and a beautifully appointed kitchen and bathroom. Furthermore the windows are double glazed and there is a gas fired central heating system with combination boiler.

The reception hall leads to the ground floor accommodation and a carpeted stairway accesses the upper level. A cupboard off this hallway houses the gas and electric meters and provides handy storage space. The lounge is a most substantial reception room with focal point of a stylish electric wall mounted fireplace. A broad window formation to the front allows plenty of natural light to flow in and frames the pleasant aspects over the front garden and parking area beyond. The kitchen is found to the rear of the property and has been designed to a high specification. There is an integrated oven & hob with extractor chimney above, a fridge freezer sits neatly within a recessed space and the washing machine is discretely housed within one of the kitchen units. A doorway leads to the rear hall from where you can access a deep under stair cupboard and a door to the back garden.



Upstairs the landing links to the three bedrooms and family bathroom. A cupboard houses the gas central boiler with storage space available too. There is a ceiling hatch that accesses the partially floored attic space which has some shelving and a light fitting. All three bedrooms are of good proportion and have built in wardrobes. Bedrooms one and two are double bedrooms whilst the smaller bedroom three would make an excellent child's bedroom. The family bathroom is fitted with a modern suite and there is an over bath shower attachment and screen. The walls are tiled to ceiling height and a window to the rear lends natural light.

Externally this home has an attractive kerbside appearance, the front garden neatly tended with pathway leading to the entrance door. A store cupboard adjacent to the front door provides a great space to store garden tools. To the rear there is a low maintenance garden which is fully paved and enclosed by timber fencing. A gate leads out to a pedestrian walkway.

119 Cockenzie Street enjoys a peaceful setting set back from the main road and with convenient off street parking to the front. The Greenfield district in Glasgow's East End is much admired with buyers attracted by the convenient local amenities, schools and excellent public transport links including local bus routes and regular train services from Shettleston Train Station to both Glasgow City Centre and Edinburgh. There are local shops in the surrounding areas including a TESCO Extra and Aldi supermarket. Nearby recreational facilities include Greenfield Park and Football Centre, Tollcross International Swimming Centre and The Emirates Arena.



Room Dimensions

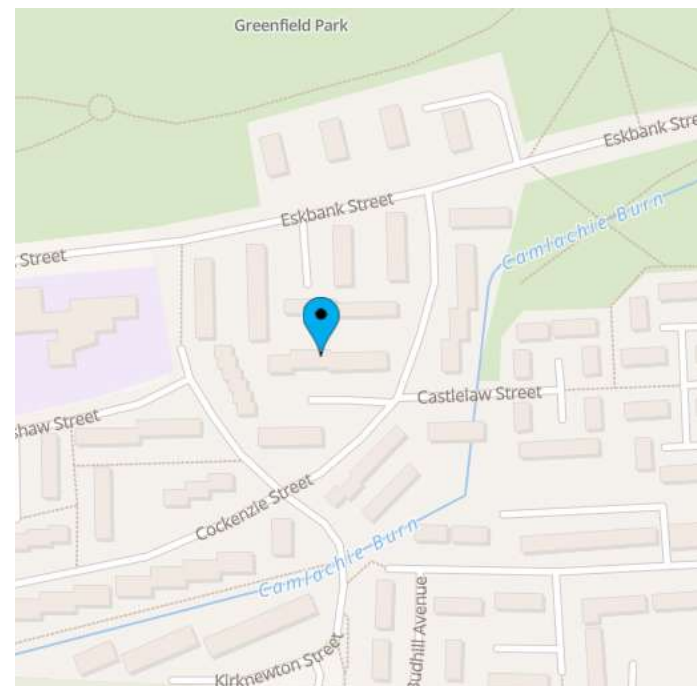
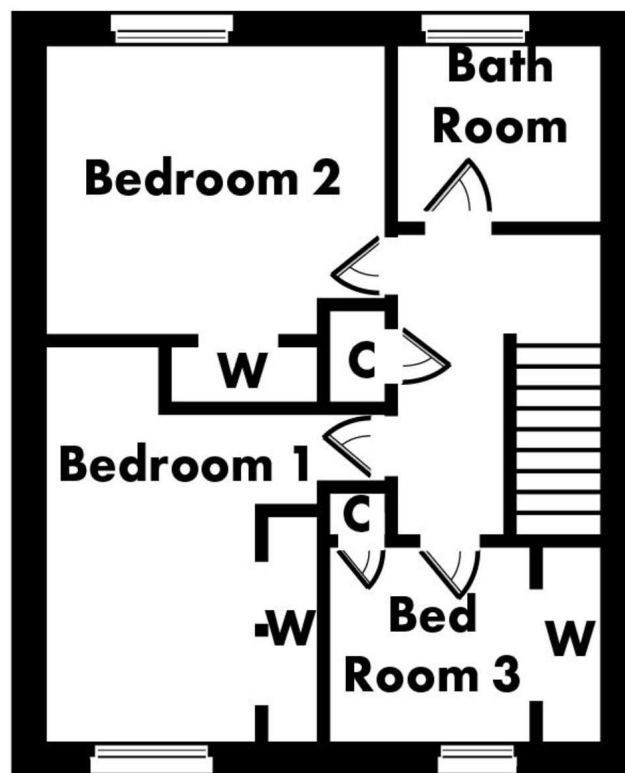
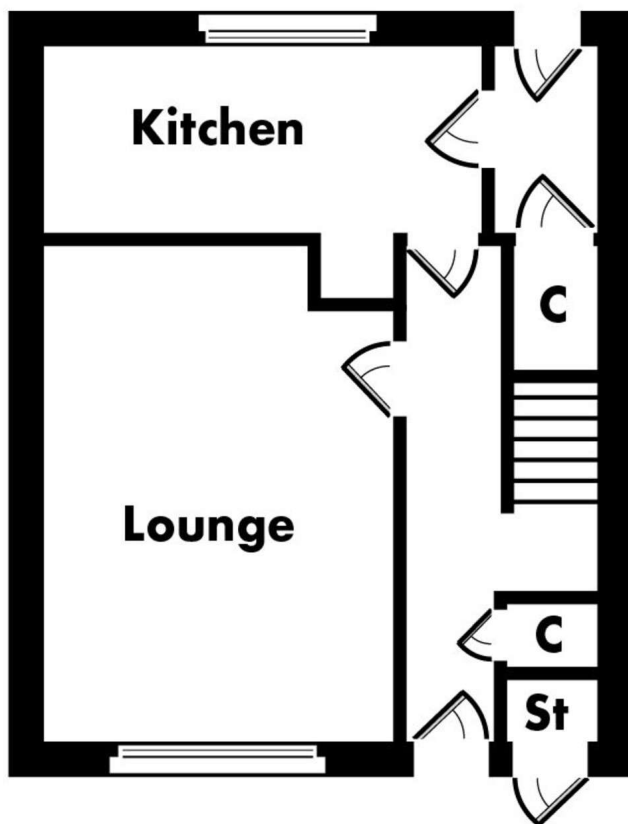
Reception hall	5.87 m x 1.83 m / 19'3" x 6'0"
Lounge	5.92 m x 3.53 m / 19'5" x 11'7"
Kitchen	4.17 m x 1.91 m / 13'8" x 6'3"
Bedroom 1	4.55 m x 2.87 m / 14'11" x 9'5"
Bedroom 2	3.15 m x 3.33 m / 10'4" x 10'11"
Bedroom 3	2.49 m x 1.93 m / 8'2" x 6'4"
Bathroom	1.65 m x 2.08 m / 5'5" x 6'10"
Rear hall	1.55 m x 0.89 m / 5'1" x 2'11"

EPC: C

Features

Beautifully presented mid terraced villa
Three bedrooms
Excellent living space
Stylish kitchen
Gas central heating and double glazing
Shared parking
Short distance to schools, shops, bus and train

Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling from Edinburgh Road proceed south on Springboig Road and then turn right onto Greenfield Avenue. Continue and turn left onto Hollowglen Road and then right onto Eskbank Street. Turn left onto Cockenzie Street and then right into a parking area and this property is positioned in the row of terraced houses to your right.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
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For further information:

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ESPC Ref: E501412

