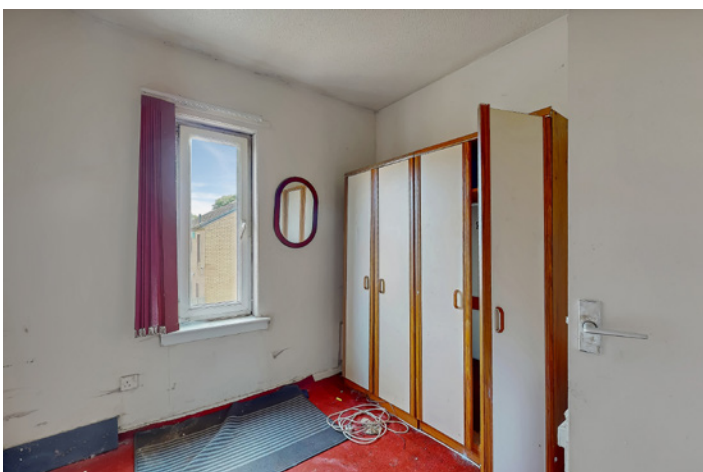




SOLICITORS & ESTATE AGENTS



**End-Terrace House
159 Orr Street, Calton, Glasgow G40 2BJ
Offers Over £115,000**



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Situated within the established Calton area of Glasgow, this three-bedroom end-terrace house offers generous accommodation over two levels and represents an ideal development opportunity for a purchaser looking to undertake a full programme of refurbishment and upgrading.

The property is entered through an entrance vestibule leading into the main hallway, which provides access to the ground floor accommodation. The living room offers well proportioned space with potential to create a comfortable principal reception room. To the rear, the dining kitchen provides room for both cooking and dining and offers considerable scope for redesign and modernisation to suit the requirements of the new owner. A convenient WC completes the ground floor.

Upstairs, the first floor landing leads to three bedrooms of varying proportions, offering flexible accommodation suitable for family living, guest rooms or home working space. The upper level is completed by a wet room style shower room, which would also benefit from upgrading.

The property benefits from uPVC double glazed windows and, as an end-terrace home, occupies a position at the end of the row. It should be noted that the house requires comprehensive refurbishment and modernisation throughout, allowing a purchaser to create a home tailored to their own style and specification.

The property is being sold as seen, and prospective purchasers should satisfy themselves regarding the condition of the house, its services, fittings and contents prior to submitting an offer.

Orr Street is conveniently positioned for the wide range of shops, supermarkets and everyday amenities available throughout Bridgeton and the surrounding East End. Bridgeton railway station and local bus services provide useful transport connections towards Glasgow city centre and neighbouring districts, while nearby road links offer access to the wider motorway network.

The area is also well placed for Glasgow Green, the People's Palace, the Emirates Arena and a variety of local leisure facilities. Primary and secondary schooling can be found within the surrounding area, together with parks, healthcare facilities and further shopping opportunities at nearby Parkhead and Glasgow city centre.

With its end-terrace position, three bedroom layout and substantial potential for improvement, 159 Orr Street presents an ideal development opportunity for investors, developers or buyers seeking a renovation project in a well connected Glasgow location.

EPC Rating

E

Measurements

Hallway	5'10" x 11'4" 1.79 m x 3.46 m
Lounge	9'9" x 11'7" 3.54 m x 2.97 m
Kitchen	8'8" x 9'5" 2.64 m x 2.87 m
Dining Room	7'1" x 9'5" 2.16 m x 2.87 m
Bedroom 1	9'5" x 11'6" 2.86 m x 3.51 m
Bedroom 2	9'4" x 12'10" 2.85 m x 3.91 m
Bedroom 3	8'7" x 9'2" 2.61 m x 2.80 m
Shower Room	6'2" x 5'11" 1.88 m x 1.80 m



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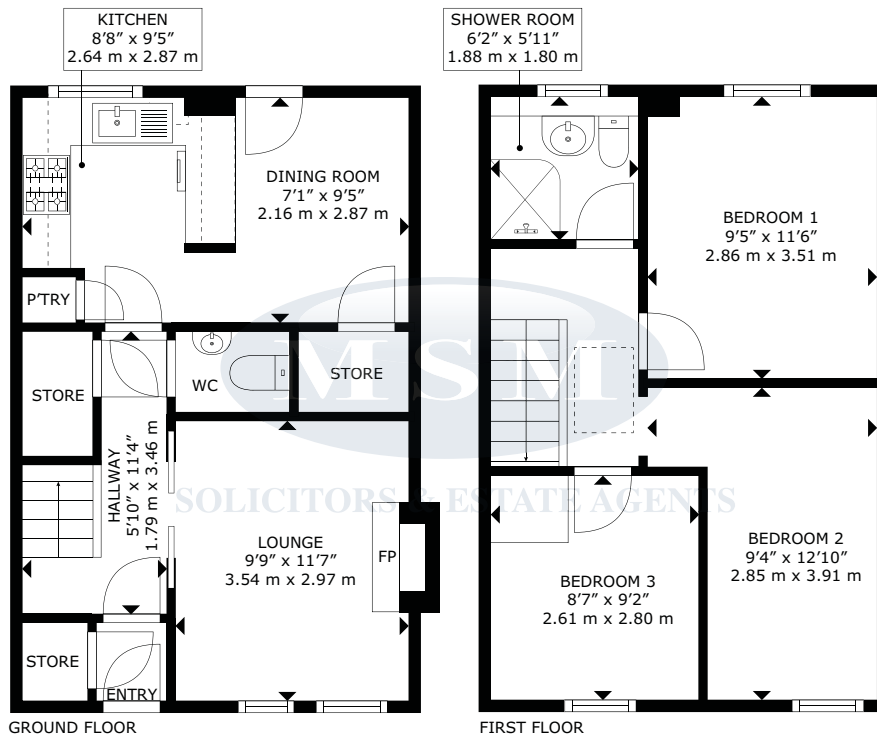
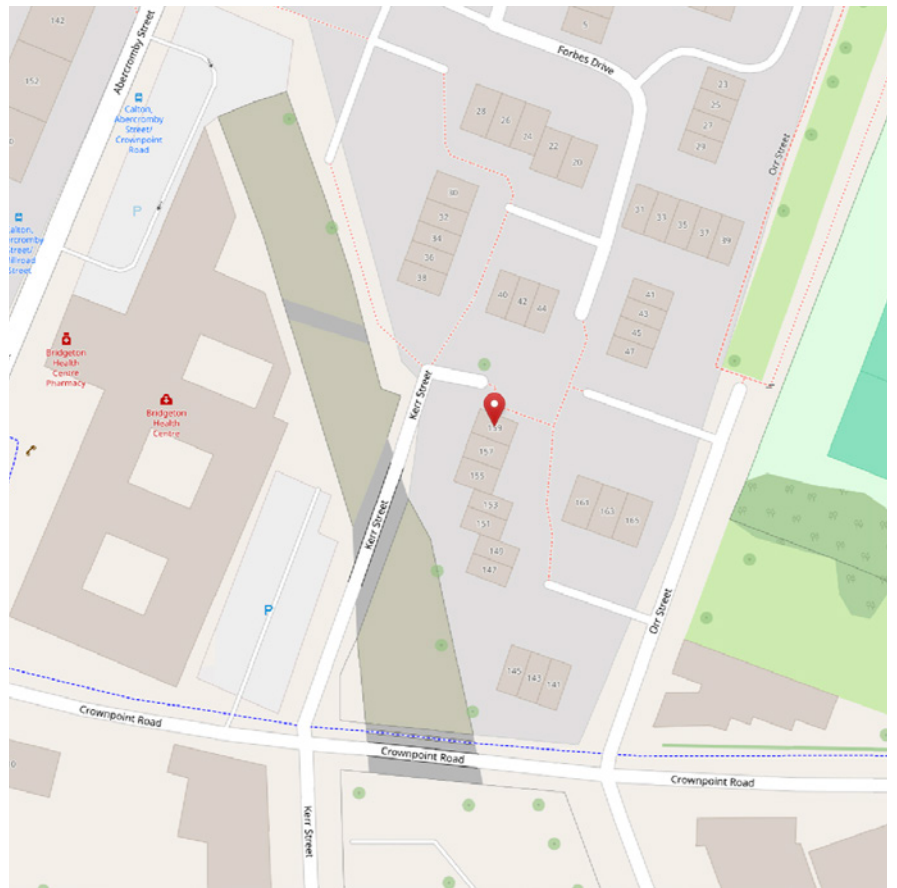
Travel Directions

From MSM at 43 Crow Road, travel south towards Dumbarton Road and continue east along the A814/Clydeside Expressway towards Glasgow city centre. Join the M8 eastbound, then take the exit towards Glasgow Cross/Bridgeton and continue via London Road. Turn onto Orr Street and proceed to number 159, which will be found on the street.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
 GROUND FLOOR : 386 sq. ft. , 35 m² FIRST FLOOR : 386 sq. ft. , 35 m²
 TOTAL AREA : 770 sq. ft. , 71 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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