



Top Floor Flat

2/2, 8 Corbett Court, Tollcross, Glasgow, G32 8LH

Offers Over £67,000



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Description

This top floor flat offers an exciting opportunity for a variety of buyers including those seeking their first property and those wishing to add to their property portfolio.

Tucked away in an established residential pocket within Tollcross this property is brought to the market in excellent condition. The decor is fresh and the kitchen and shower room have recently been renewed. Furthermore the windows are double glazed and there is a gas central heating system with modern Worcester combination boiler.

To the front of the property there is residents' parking and the building has a buzzer entry system. The common entrance close and stairwells are neatly maintained and there is a handy drying room located just off the top floor landing which is shared with the neighbouring flat.

A reception hall links to the main rooms and there are three good sized cupboards providing ideal storage space. A ceiling hatch leads to the attic space which offers further potential storage space. The lounge is to the rear and is a nicely proportioned reception room. There is a broad twin window formation that allows plenty of natural light to flow in and frames the pleasant aspects across the shared gardens and beyond. The kitchen is accessed from the lounge and as noted has been refurbished making it one of the highlights of this property. There are an array of units and an integrated electric oven & hob with extractor chimney above. A washing machine sits neatly beneath the worktops and the gas central heating boiler is found within a fitted cupboard. A window formation to the rear affords similar aspects to the lounge.

The bedroom is to the front elevation and again is of great proportion. A new carpet in grey tones has been fitted. The shower room completes the accommodation on offer and like the kitchen is of excellent specification having been recently upgraded. There is a broad shower cubicle with mains shower and screen. The white fittings are complimented by the stylish wet wall and flooring. A window to the side elevation lends light.

To the rear of the building are shared gardens which are accessed via a gated pathway and offer a lovely outdoor space to be enjoyed.

Corbett Court sits within the Tollcross district in the East End of Glasgow. The area offers a wide range of high street shopping and supermarkets. Further facilities can be found at the nearby Parkhead Forge Shopping Centre. Commuters have access to local bus routes and regular train services from Carmyle, Carntyne and Shettleston Stations. Those travelling by car have convenient road links to the M74 and M8 Motorway networks. Nearby recreational facilities include Tollcross International Swimming Centre, Tollcross Park and The Emirates Arena.

Factor: Tollcross Housing Association; Approx. £50.00 per month

Room Dimensions

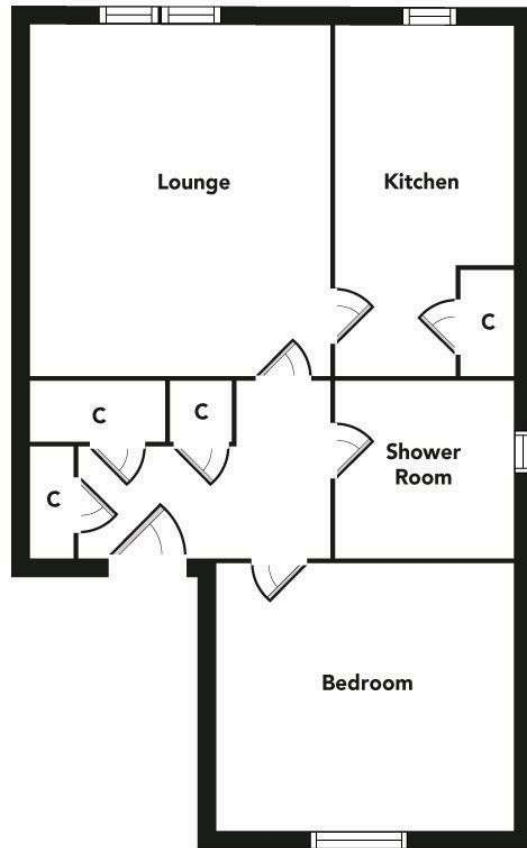
Entrance Hall	2.59 m x 2.97 m / 8'6" x 9'9"
Lounge	4.60 m x 3.18 m / 15'1" x 10'5"
Kitchen	4.45 m x 1.78 m / 14'7" x 5'10"
Bedroom	3.84 m x 3.28 m / 12'7" x 10'9"
Shower Room	1.78 m x 1.91 m / 5'10" x 6'3"

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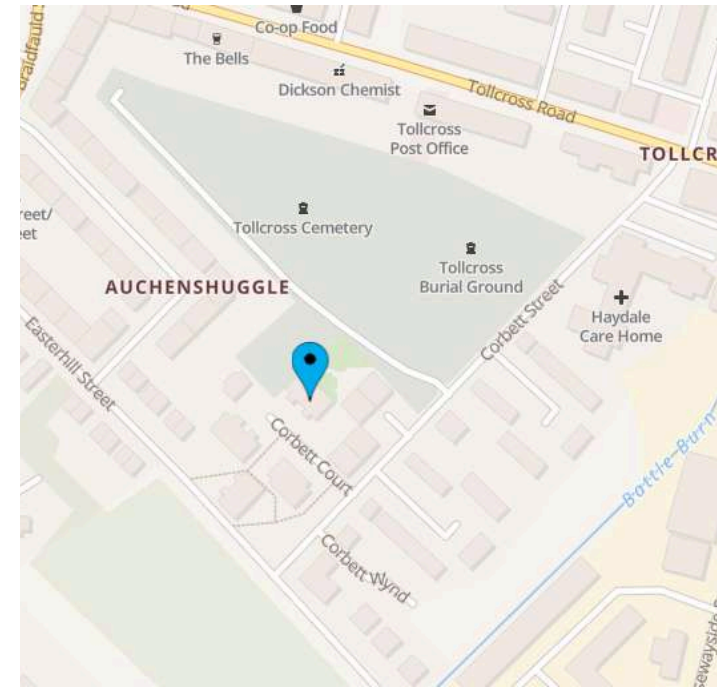
Features

- Beautifully presented top floor flat in established development
- Newly refurbished kitchen and shower room
- Fresh decor
- Gas central heating and double glazing
- Parking to front
- Shared gardens
- Short distance to shops and transport links





Floorplans are indicative only - not to scale
Produced by Plushplans 



TRAVEL DIRECTIONS

Travelling from Tollcross Road proceed south on Corbett Street and continue along taking the 2nd right into Corbett Court. This property is on your right hand side.

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:

Or to view this property please call:

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ESPC Ref: E505023

