

## Upper Flat

83 Liberton Street, Riddrie, Glasgow, G33 2HL

**Offers Over £125,000**



**properties**

Solicitors and Estate Agents





## Description

This beautifully presented two bedroom upper cottage flat offers an exciting opportunity for a variety of buyers. Ready to move in this home has been upgraded over recent years to an excellent standard boasting contemporary decor and stylish fixtures and fittings. The building has been well maintained and the gardens and pathways are neatly tended.

An entrance hall leads to the carpeted stairway to the upper landing which in turn links to all rooms. A cupboard provides some storage space and there is a ceiling hatch to the attic space. To the front of the property is the lounge which is a generously proportioned reception room with shallow bay window formation allowing plenty of natural light to flow in to this room. The kitchen is of high specification and has been cleverly designed to maximise the available storage and worktop space. Integrated appliances include a fridge, freezer, washing machine, oven and hob. The stylish ceramic sink with mixer tap sits beneath the window formation and a deep over stair cupboard provides further handy storage space and houses the gas central heating combi boiler.

Both bedrooms are to the rear of the property and enjoy pleasant aspects over the gardens. Bedroom one is a large double bedroom and bedroom two of slightly smaller proportion. The shower room, like the kitchen, has been remodelled to a very high specification. The broad walk in cubicle with thermostatic dual mixer shower adds both style and functionality. Furthermore the wall hung wash hand basin and WC with concealed cistern add to the sleek design. The beige tiling to floor and wall compliments the fittings effortlessly and the LED mirror with Bluetooth speaker adds a high tech finish.

The windows of this property are double glazed and there is a gas fired central heating system with Worcester Combination boiler.

Externally there is a rear drying green shared with the downstairs neighbour and private garden and paved area for this property to the side/rear.

Liberton Street forms part of an established residential area within Riddrie to the northeast of Glasgow City Centre. There are convenient shops on Cumbernauld Road and the nearby Glasgow Fort Shopping Centre provides a wider selection of shops and recreational facilities. Hogganfield Park & Loch provides a super outdoor space and includes the Golf It! and Game4Padel experiences. Local Schools include Smithycroft Secondary School and Carntyne Primary School. There are bus services operating in the area and convenient road links to the M8 motorway and Glasgow City Centre. Regular Train Services operate from Alexandra Parade Train Station.

Lowther Homes: Factor Management Fee and Buildings Insurance Premium: Approximately £140.00 per quarter.

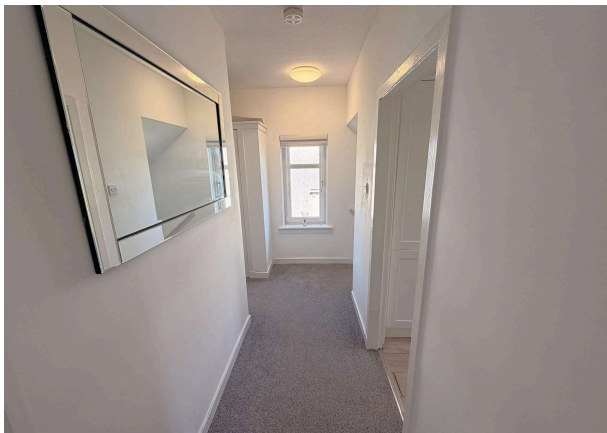
### Room Dimensions

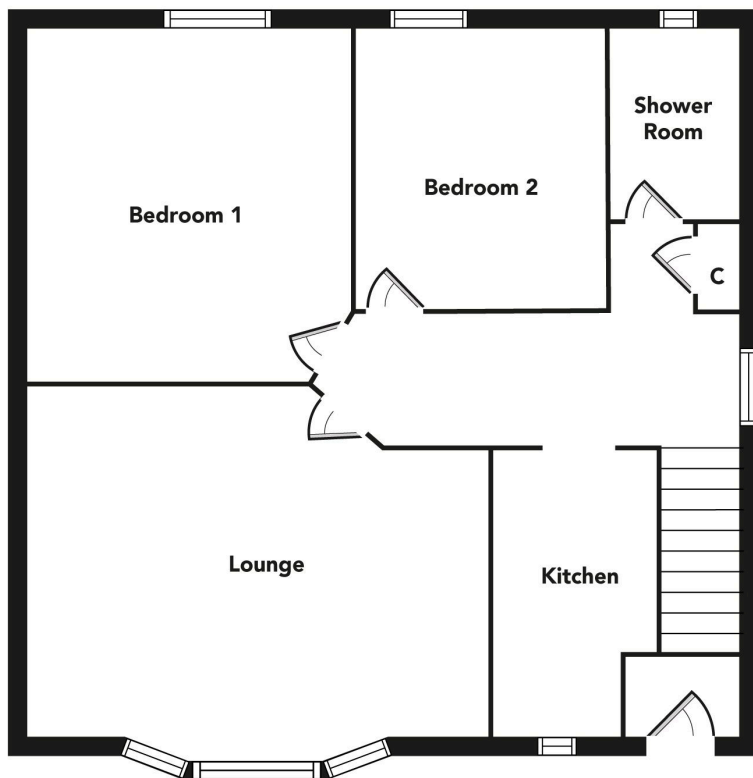
Entrance Hall	1.04 m x 1.22 m / 3'5" x 4'0"
Lounge	4.52 m x 4.88 m / 14'10" x 16'0"
Kitchen	3.38 m x 1.70 m / 11'1" x 5'7"
Bedroom 1	4.14 m x 3.84 m / 13'7" x 12'7"
Bedroom 2	3.61 m x 2.77 m / 11'10" x 9'1"
Shower Room	2.44 m x 1.37 m / 8'0" x 4'6"

**EPC: C**

### Features

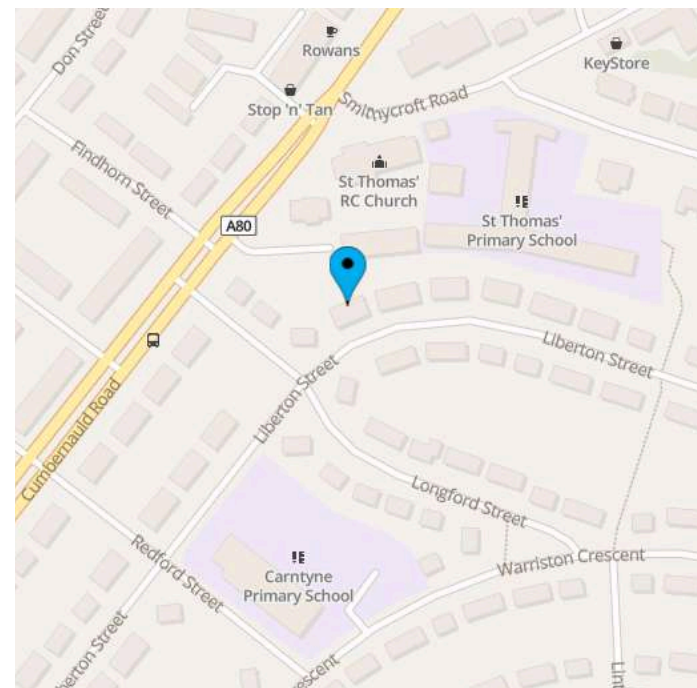
Beautifully presented upper cottage flat  
 Stylish decor  
 Refurbished kitchen and shower room  
 Gas central heating and double glazing  
 Neatly tended pathways and gardens  
 Short distance to shops, bus and schools





Floorplans are indicative only - not to scale

Produced by [Plushplans](#)



#### TRAVEL DIRECTIONS

Travelling along Cumbernauld Road in Riddrie turn onto Longford Street and then left onto Liberton Street. This property is on your left 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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For further information:

Or to view this property please call:

**0141 331 0741**



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ESPC Ref: E509861

