

211 Forge Street

GERMISTON, GLASGOW, G21 2AR



Spacious one-bed lower-cottage flat, in good condition, garden space with open views, perfect for first-time buyers or a great buy-to-let investment



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We are delighted to offer to the market this excellent one-bedroom lower cottage flat, set in a popular family-friendly street known for its neighbourly spirit. This home makes a perfect place for first-time buyers to get their foot firmly on the property ladder, and it is presented in good condition.

THE LOUNGE



The accommodation consists of a bright and spacious lounge which, given its shape, would suit a range of furniture configurations. The light floods in from the large windows and helps create a really relaxing and comfortable lounge. There's also ample space for a dining table and workstation if required. The galley-style kitchen is finished in a range of units, with a cooker and ample space for the freestanding fridge freezer and washing machine. Freestanding appliances may be available by separate negotiation.

THE KITCHEN





The bathroom is full of natural light, finished in a white suite with easy-clean wet-wall panels and a tap-fed shower over the bath. The double bedroom is a good size, and there's ample space for free-standing furniture.

THE BATHROOM



THE BEDROOM



The double bedroom is a good size, and there's ample space for free-standing furniture

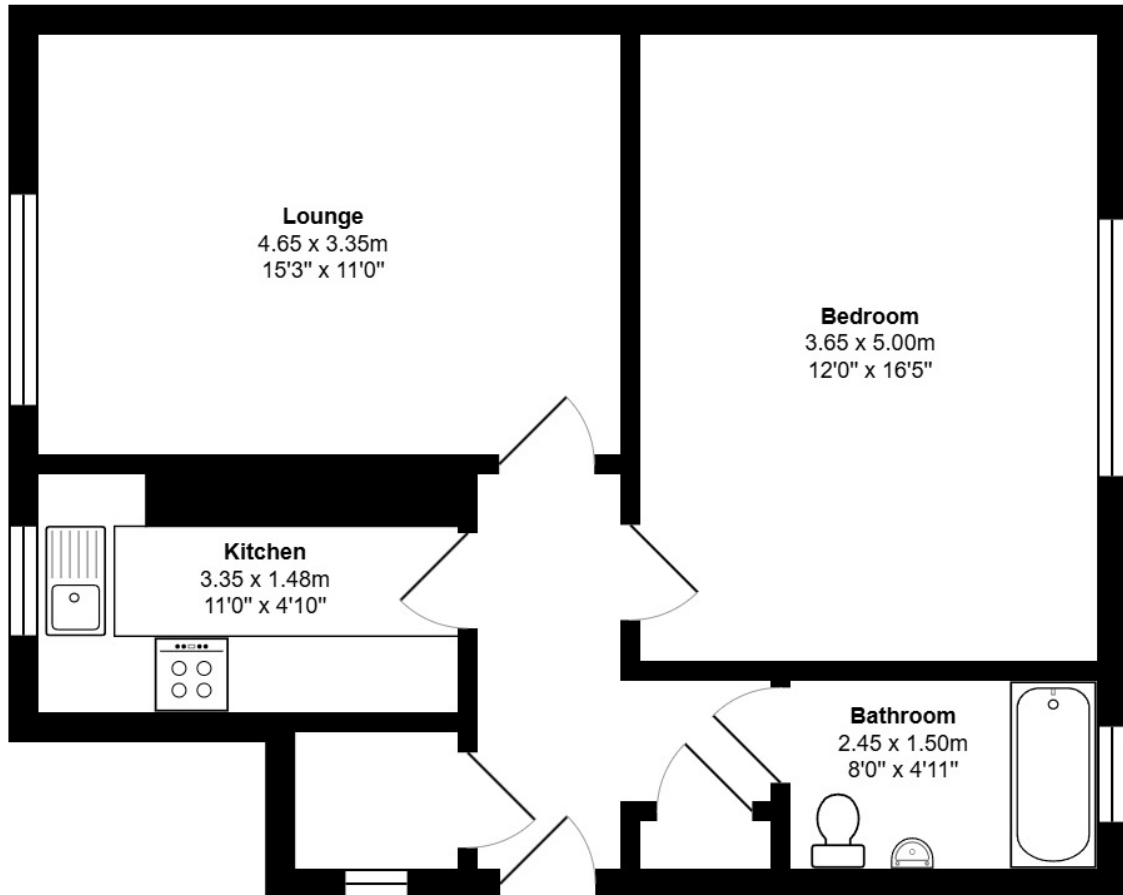


The home is kept warm and comfortable with double glazing and gas central heating. The open views from the rear garden are quite simply stunning, and the space is also child and pet-friendly. On sunnier days, it offers a great place to relax outdoors. Parking is on-street. Early viewing is advised to anyone seeking to get on the housing ladder or landlords seeking a great investment property.

EXTERNALS

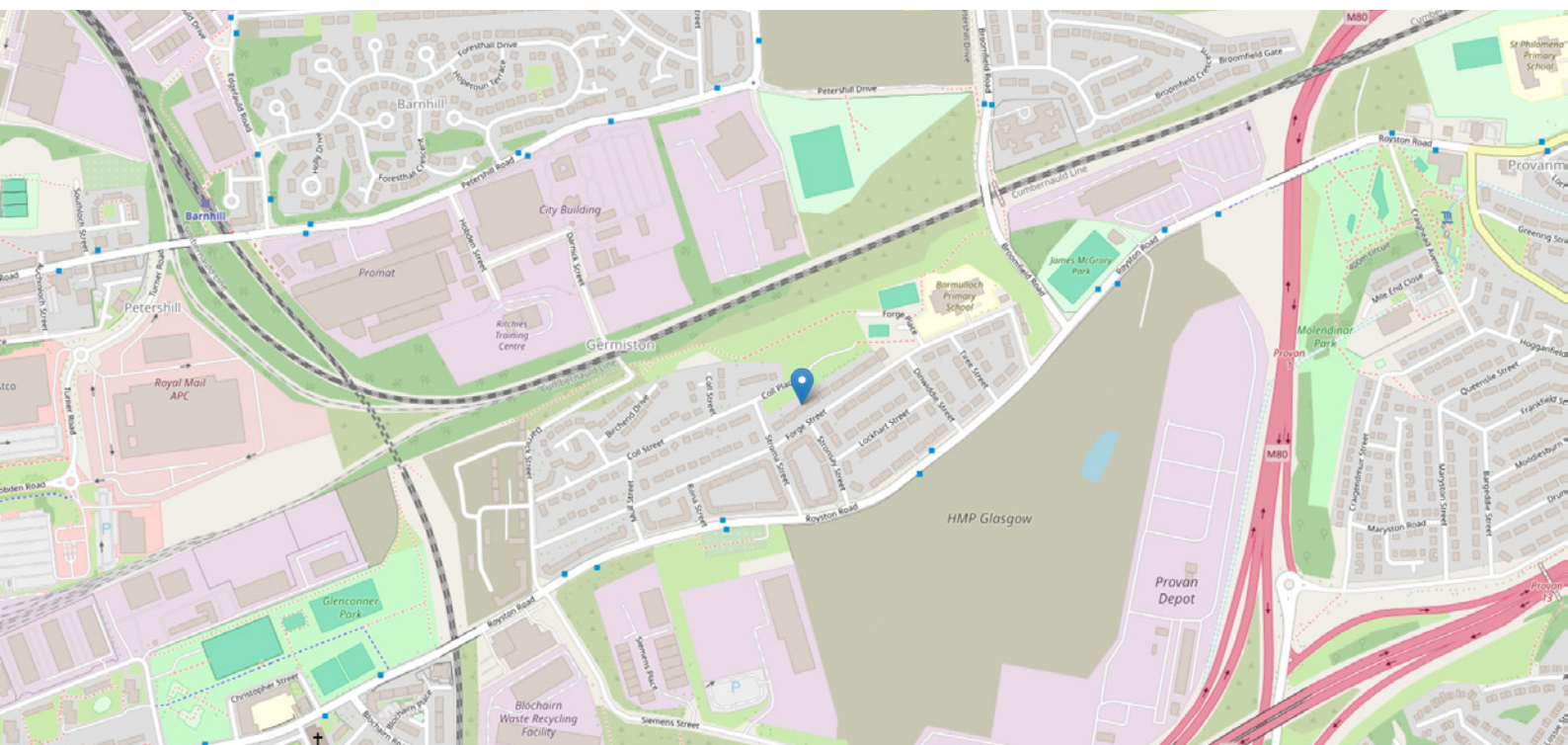


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 52m² | EPC Rating: C



THE LOCATION

The popular area of Germiston is a great place to live and commute from, with excellent public transport links via bus and rail to the city centre in fifteen minutes or less. The main motorway links are only five minutes away and help ensure that, for those travelling by car, all areas of central Scotland are easily accessible on a daily basis. There is also a good range of shops and amenities within easy reach.




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