



## First Floor Flat

Flat 1/1, 83 Kilmany Drive, Shettleston, Glasgow, G32 7DH

**Offers Over £68,000**



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### Description

This beautifully presented one bedroom first floor flat offers an exciting opportunity for a variety of buyers. Enjoying a superb position close to shops and public transport this flat forms part of a popular development boasting off street parking to rear.

Although overlooking Shettleston Road, the entrance is to the rear of the building via well tended shared gardens and there is a secure buzzer entry system. The entrance hall, stairwell and landings are neatly kept and this property sits on the first floor.

Inside this flat is very well presented and ready to move in. The decor is fresh and there are modern fixtures and fittings.

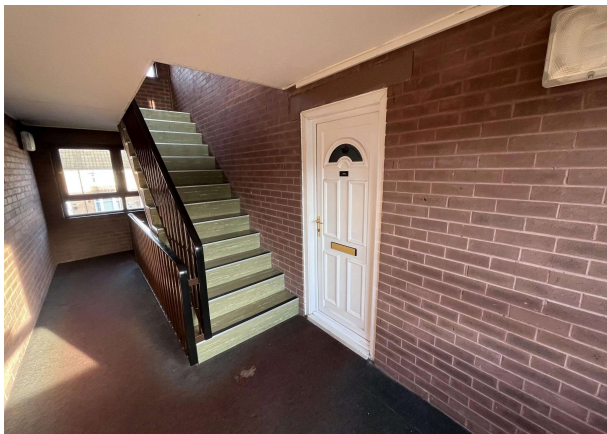
The hallway leads to all rooms and to a deep walk in cupboard providing substantial storage space. The lounge is a lovely reception room with broad window formation overlooking Shettleston Road. The focal point of this room is the feature fire place with electric living flame effect fire. The bedroom is also to the front of this property and is a nicely proportioned double with similar aspects to the lounge.

To the rear of the property are the kitchen and bathroom which are both very well appointed. The kitchen has an array of units and broad worktops incorporating a sink with mixer tap and draining board. The freestanding cooker, fridge freezer and washing machine sit neatly and are included in the sale. A window formation to the rear looks towards the shared parking area. The bathroom has a modern white suite with over bath electric shower. There is wall tiling to ceiling height and a window to the rear lends light.

The windows of this property are double glazed and there is a gas fired central heating system with combination boiler housed in the cupboard off the bathroom.

Externally there are shared lawn gardens to rear and a brick bin store. Ample parking is available within a large parking area directly to the rear of the building.

Kilmarnock Drive enjoys an excellent position just off Shettleston Road and within easy reach of high street shops and supermarkets including a Tesco Extra and Aldi. The Forge Shopping Centre offers further shopping and recreational facilities. There are excellent public transport services on your doorstep with regular bus services operating along Shettleston Road. Carntyne Train Station is a short walk away with frequent trains running to Glasgow Queen Street and to Edinburgh. Those commuting by car have convenient road links to Glasgow City Centre and to the M8 & M74 motorway networks.



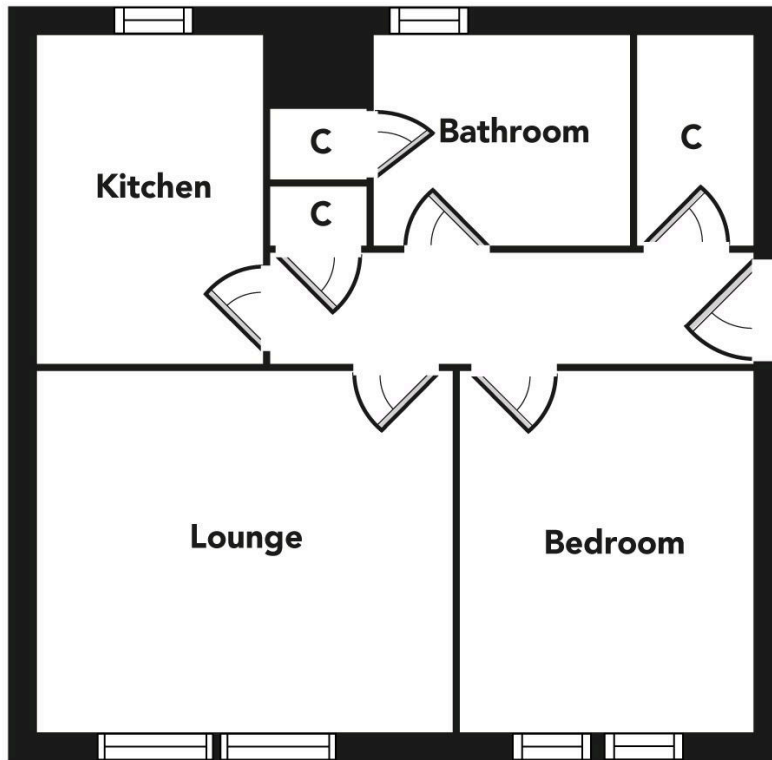
### Room Dimensions

Hallway	3.76 m x 1.17 m / 12'4" x 3'10"
Lounge	3.76 m x 3.35 m / 12'4" x 11'0"
Kitchen	2.82 m x 2.08 m / 9'3" x 6'10"
Bedroom	3.76 m x 2.36 m / 12'4" x 7'9"
Bathroom	1.78 m x 1.80 m / 5'10" x 5'11"

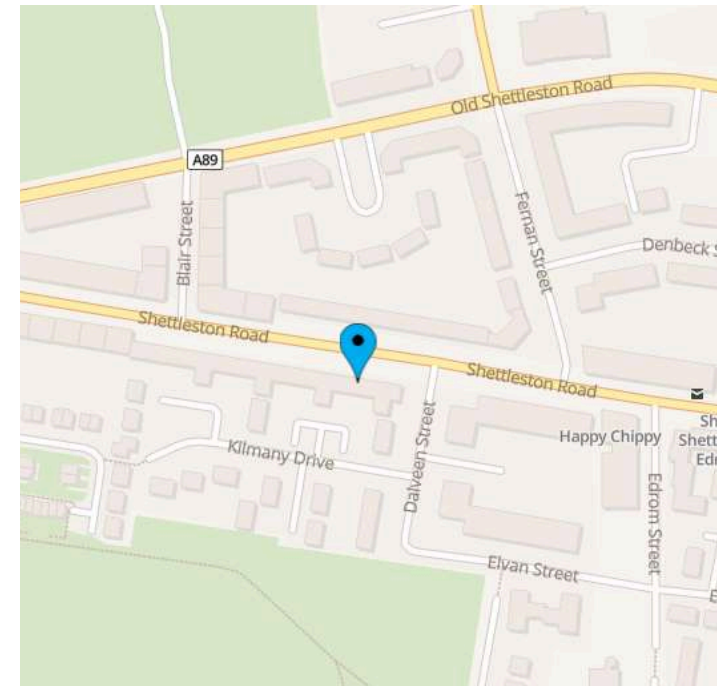
### EPC: C

### Features

- Beautifully presented first floor flat
- Popular development with off street parking to rear
- Double bedroom
- Comfortable lounge with feature fire place
- Well appointed kitchen and bathroom
- Gas central heating & double glazing
- Short walk to shops, bus & train



Floorplans are indicative only - not to scale  
Produced by Plushplans 



#### TRAVEL DIRECTIONS

Travelling along Shettleston Road turn into Dalveen Street and then first right into Kilmany Drive. Turn next right into the car parking area and number 83 is ahead on the 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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**1242 Shettleston Road, Shettleston, G32 7PG** F: 0141 763 1948

For further information:

Or to view this property please call:  
**0141 331 0741**



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ESPC Ref: E502841

