



2/1, 44 Quarryknowe Street
, Glasgow G31 5LE



properties
Solicitors and Estate Agents



Description

Highly regarded locally, in a charming setting this always preferred top floor level apartment forms part of a purpose built modern development, very well located in a popular residential locale. The property enjoys an open aspect to front and benefits from having residents' parking, electric heating, double glazing and door security entry to mention only a few of its notable points. The subjects were built circa 2008 and are completed to the high modern standard expected by today's discerning buyer. Whilst internally the flat offers an excellent specification, all of the apartments have been decorated in a neutral palette with contrasting self coloured flooring; the overall effect is one of an impressive property in walk-in condition that will appeal to all who view.

The accommodation is currently configured for welcoming reception hallway which gives access off to all apartments and houses two useful storage cupboards. The spacious front facing lounge is a fabulous room, the décor is of a contemporary style with a paper finish to feature wall and contrasting carpeted flooring. Off the lounge, the fully equipped kitchen is fitted with a compliment of units at counter and wall level, inclusive of oven, hob, extractor hood, washing machine, and fridge/freezer. There is a rear facing double bedroom where neutral tones have been used to enhance the feeling of space, the built-in wardrobes provide an abundance of shelved and hanging storage space. The bathroom incorporates a low level wc., pedestal wash hand basin and panelled bath with electric shower, over the bath, all complete with vinyl covered flooring. The property further benefits from a system of electric heating and full double glazing. Externally the property is particularly impressive, for peace of mind there is a door security entry system, immaculate entrance close with stair access to all levels. Landscaped garden policies surround the development, with residents parking throughout.

Quarryknowe Street forms part of an established and popular pocket of Parkhead, an area lying to the east of Glasgow. The district is well served by a wide variety of services and is extremely convenient for commuting to the city centre. The subjects are also easily accessible by car via the nearby M8 motorway network which gives fast and direct access to the central belt and Glasgow airport is approximately a 20 minute drive, in addition Parkhead Forge and Retail Park are easily accessible providing a wide range of outlets including many High Street names and supermarket shopping. Nearby Tollcross Park and the new International Swimming Centre offers numerous outdoor and indoor recreational activities together with the arrival of the 2014 Commonwealth Games, this property is ideally placed to meet the increased demand for quality residential apartments.

EPC rating

D

Measurements

LOUNGE	14'4 X 12'
KITCHEN	10'3 X 7'
BEDROOM	12'1 X 10
BATHROOM	10'6 X 4'10
HEATING	
The property benefits from a system of electric heating.	
DOUBLE GLAZING	
The subjects have double glazed window units.	
GARDENS	
All external areas surrounding the development have been fully landscaped. Residents' parking is located throughout the development.	



Travel Directions

From Parkhead Cross travelling east along Westmuir Street, continue on, turn third right into Quarryknowe Street, continue on, turn first right, access to the development and parking for number 44 lies left, ahead.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on 0141 778 2222 . This is a complimentary service and will help us to calculate your purchasing power.

Shettleston Office:

1242 Shettleston Road, Shettleston, Glasgow, G32 7PG
Telephone: 0141 778 2222
Fax : 0141 763 1948 , Email: carol.ainslie@live.co.uk

For further information:

Or to view this property please call:
Monday to Friday 0141 778 2222
Evenings & Weekends 0141 572 4370



prp properties
Solicitors and Estate Agents

PRP properties is a trading name of PRP Legal Limited (Registered Company Number SC411714)

DISCLAIMER

Whilst we endeavour to make particulars as accurate as possible they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

GSPC Ref: 226305

