



## Semi-detached House

31 Forglen Street, Easterhouse, G34 0NH

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## Description

This two bedroom semi detached house enjoys a popular setting within a cul-de-sac and is close to local schools, shops and transport links.

A much loved family home for many years this property sits on a great sized plot with gardens to front and rear.

Internally this home has many appealing features including the beautifully re-furbished kitchen and shower room. The general decor is of mixed age and offers scope to add your own ideas. There is a gas fired central heating system, the boiler renewed in 2021 and the windows are double glazed.

You enter this property to the side elevation and a small hall leads to the lounge and the stairway to the upper floor. There is handy storage space available within a cupboard off this hall where the electric meter is found. The lounge is a super reception room with a broad window formation to the front. A deep under stair cupboard is accessed from this room. The kitchen is to the rear of the ground floor and has been beautifully refurbished complete with integrated hob, oven, microwave, fridge freezer, washing machine and dishwasher. It is has been cleverly designed to offer lots of cupboard space and there is a deep walk in cupboard providing further storage potential. A window formation over looks the rear garden with door adjacent providing access. The gas central heating boiler is discretely positioned within the cupboard space.

Upstairs there are two nicely proportioned double bedrooms and the shower room. Bedroom one is the larger of the two and is positioned to the front. There are two deep over stair cupboards offering additional useable space. Bedroom two sits to the rear and enjoys pleasant aspects over the gardens. The shower room has been re-modelled in recent times and has a stylish design with wc, wash hand basin and large shower cubicle and mains shower fixing. A window to the rear lends light.

Externally there are gardens to front and rear. The rear garden of excellent size and offering a superb outdoor space to be enjoyed. There are two cellar/stores offering more handy storage space.

Forglen Street forms part of an established residential pocket of Easterhouse lying to the East of Glasgow City Centre. The immediate and surrounding areas offer a wide selection of local amenities including Nurseries and Schools. There are convenient shopping facilities available at The Lochs Shopping Centre with more extensive shopping and recreational facilities at the Glasgow Fort Shopping Park all within easy reach. There are local bus routes and regular train services operating from Easterhouse Train Station. Those commuting by car have excellent road links to Glasgow City Centre, the M8 motorway and central belt motorway network.



## Room Dimensions

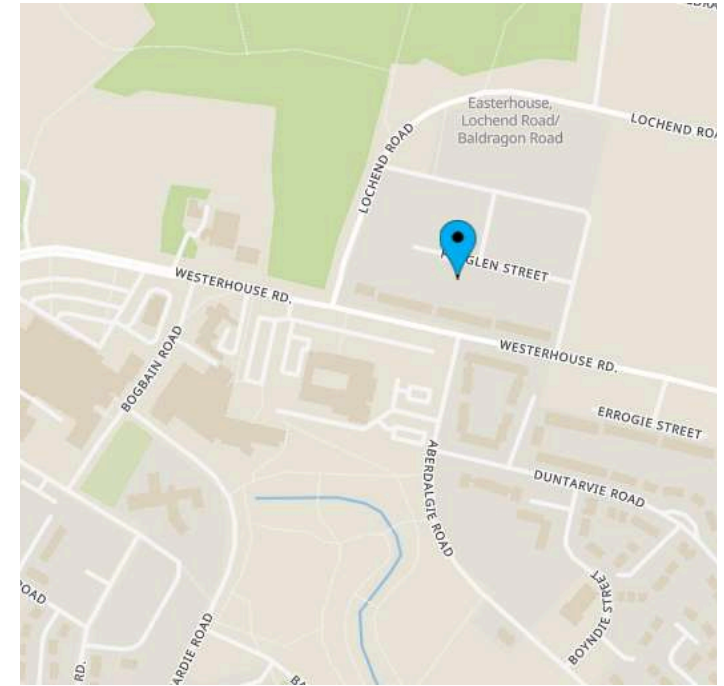
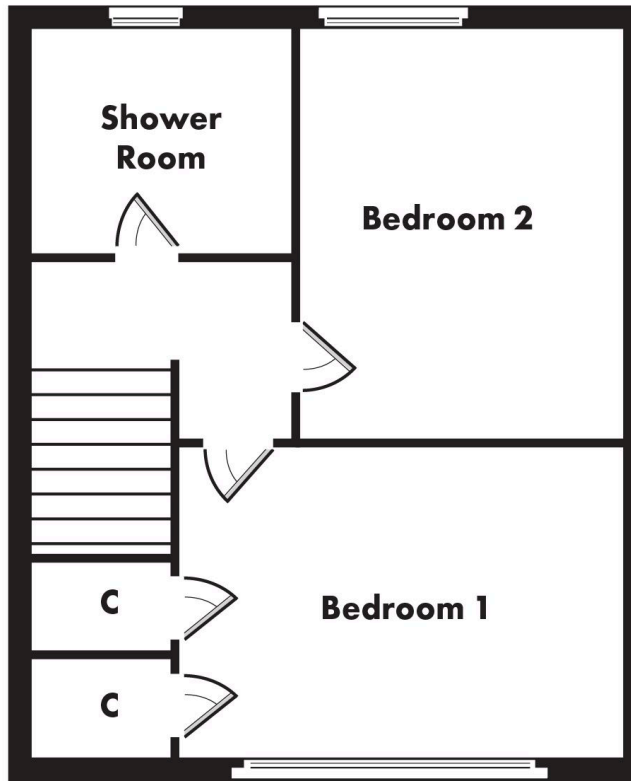
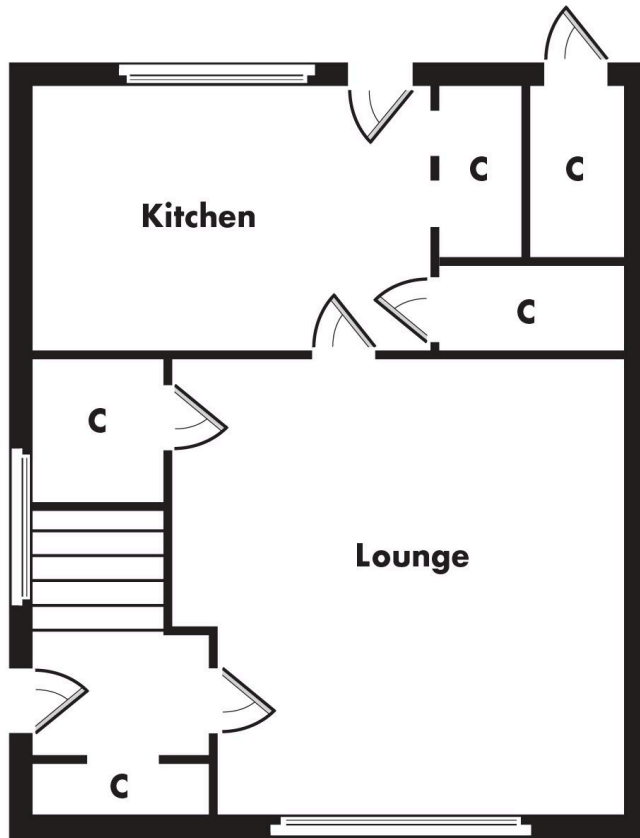
Entrance Hall	1.24 m x 1.09 m / 4'1" x 3'7"
Lounge	4.78 m x 3.84 m / 15'8" x 12'7"
Kitchen	3.25 m x 2.46 m / 10'8" x 8'1"
Bedroom 1	3.86 m x 3.61 m / 12'8" x 11'10"
Bedroom 2	3.66 m x 2.82 m / 12'0" x 9'3"
Shower Room	1.57 m x 1.98 m / 5'2" x 6'6"

## EPC: D

## Features

Two bedroom semi detached house  
 Refurbished kitchen and shower room  
 Gas central heating - new boiler 2021  
 Double glazed windows  
 Front & rear gardens  
 Cul-de-sac setting  
 Short distance to schools, shops and transport links

Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling along Westerhouse Road continue passing The Lochs Shopping Centre on your right. Continue along turning left into Dubton Street and then first left into Forglen Street. This property is found along on the 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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**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: E460213

