



First Floor Flat

1/1 604 Tollcross Road, Tollcross, GLASGOW, G32 8TE

Offers Over £70,000



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Description

Situated on the first floor of a traditional tenement building this one bedroom flat commands an enviable position opposite Tollcross Park Lodge House and enjoys delightful aspects towards the Rose Gardens.

This property offers great potential and has many appealing features including the dining sized kitchen, refurbished shower room and period features notably in the lounge.

The building has a neatly presented common close and stairway. To the rear there is a well maintained shared drying green and bin store. This flat is positioned on the first floor to the left of the landing.

Inside the rectangular entrance hall leads to all the rooms and to a handy storage cupboard. A further cupboard above houses the gas and electric meters. To the front of the property is the bay windowed lounge which provides a comfortable space to relax and entertain. The bay window projection adds additional depth to this room and frames the most appealing aspects towards Tollcross Park and the Rose Gardens. A deep walk in cupboard to the rear of this room affords substantial storage space. The bedroom is found to the rear and enjoys pleasant aspects over the shared drying green/gardens.

The dining kitchen is also positioned to the rear and is of excellent proportion. There are a number of fitted units and an integrated electric hob & oven. A washing machine and tumble dryer fit neatly beneath the worktops. There is a dining recess and a further storage cupboard, both of which back on to the lounge wall. The Vokera gas central heating boiler is to the rear wall next to the broad window formation which offers similar aspects to the bedroom. The shower room completes the accommodation on offer and has been beautifully refurbished in recent times. There is a broad shower cubicle with Triton electric shower unit and a white wc and wash hand basin.

The windows of this property are double glazed and there is gas fired central heating system with Vokera combination boiler.

604 Tollcross Road enjoys a superb position within the Tollcross district of Glasgow lying approximately 3 miles east of the city centre. There is on street parking available and regular bus services operating along Tollcross Road. Carntyne Train Station is within easy reach and those travelling by car have convenient access to the city centre, M74 and M8 Motorway networks. There are convenient local shops along Tollcross Road including a Lidl. Further shopping facilities can be found at The Forge Shopping Centre. Tollcross International Swimming Pool is just across the road and the Emirates Arena is also nearby.



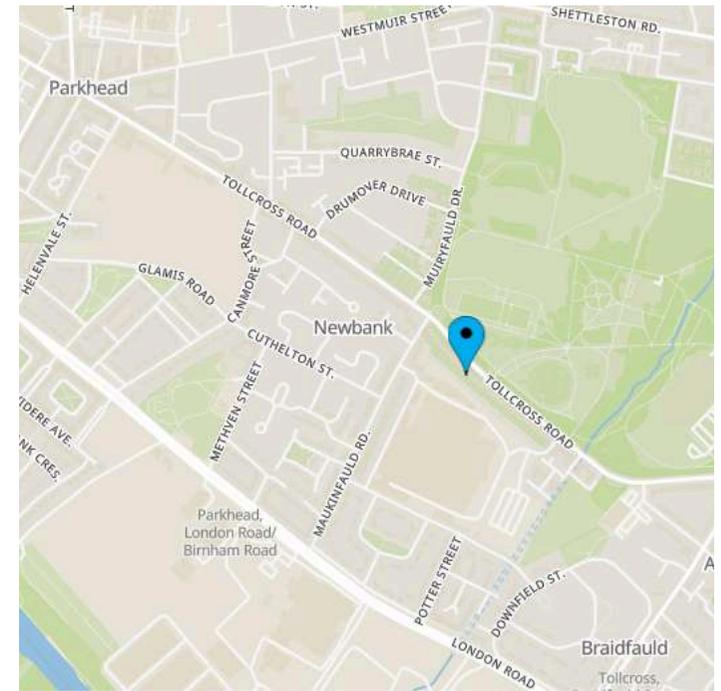
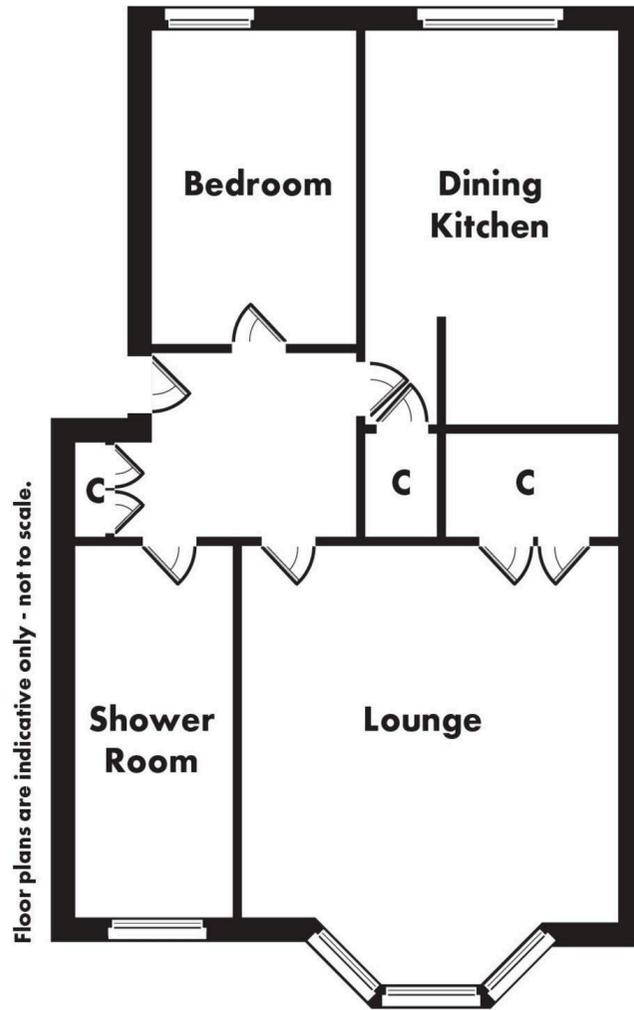
Room Dimensions

Entrance Hall	1.78 m x 2.29 m / 5'10" x 7'6"
Lounge	5.11 m x 3.99 m / 16'9" x 13'1"
Dining Kitchen	5.64 m x 3.07 m / 18'6" x 10'1"
Bedroom	4.32 m x 1.93 m / 14'2" x 6'4"
Shower Room	4.06 m x 1.19 m / 13'4" x 3'11"

EPC: C

Features

- First floor flat - wonderful views to Tollcross Park
- One bedroom
- Dining kitchen
- Refurbished shower room
- Bay windowed lounge
- Gas central heating and double glazing
- Extremely handy for bus services & local shops
- Convenient access to city centre & motorway



TRAVEL DIRECTIONS

Travelling westwards along Tollcross Road continue passing the junction with Wellshot Road/Braidfauld Street. Proceed passing Lidl on your left hand side and this property is a short distance along on your left hand side opposite the Tollcross Park Lodge House.

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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Email: iain@prp-legal.co.uk

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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