



Upper Cottage Flat

219 Warriston Street, Carntyne, GLASGOW, G33 2LE

Offers Over £99,000



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Description

We are delighted to bring to the market this very well presented two bedroom upper cottage flat sitting on an elevated position and enjoying superb panoramic views. Forming part of a refurbished building this property enjoys a much admired location within the Carntyne district which lies approximately three miles to the East of Glasgow City Centre.

Internally the decor is fresh and finished in neutral tones complimented by the modern fixtures & fittings. Both the kitchen and wet room are very well appointed, the windows are double glazed with UPVC frames and the gas central heating boiler was installed in 2016 and has been regularly serviced.

The ground floor entrance hall leads to the stairway and to the upper landing. The carpeting here continues into the lounge and both bedrooms. A deep cupboard off the landing provides useful storage space and houses the smart meter, circuit board and isolator switch for the shower.

There are two nicely proportioned bedrooms. Bedroom one is to the front and has fitted wardrobes running along one wall whilst bedroom two is found to the rear. The lounge is a lovely reception room with bay window projection adding additional depth and allowing plenty of light to flood in. The focal point of this room is a feature fireplace with living flame gas fire. A shallow shelved cupboard is found to one wall. Mention should be made of the fabulous panoramic views available from both the lounge and bedroom one across the neighbouring rooftops and beyond.

The kitchen is accessed by way of a door to the rear of the lounge and is beautifully appointed complete with integrated 4 ring gas hob and electric oven. The washing machine sits under the worktops and a fridge freezer sits neatly within a recess. Both of these appliances are also included in the sale. There are two windows to the rear and the Vaillant combination boiler is discretely housed to one wall. The stylish wet room has been refurbished within the last 2-3 years. The walls are attractively tiled in grey tones contrasting with the white wc, wash hand basin and the chrome towel rail. There is an electric Mira shower unit.

Externally there are gardens to the side and rear mostly laid in lawn with a patio area to the side. There is also a shared drying green.

Warriston Street forms part of an established residential pocket of Carntyne. There are convenient local shops just a short walk away on both Gartcraig Road and Carntynehall Road. The Glasgow Fort Shopping Park and Forge Shopping Centre are both within easy reach and offer a wide selection of shops and recreational facilities. There are excellent road links to Glasgow City Centre and the M8 Motorway. Nearby train stations include Carntyne and Alexandra Parade and there are local bus routes operating regular services. Other nearby landmarks include Alexandra Park, Tollcross International Swimming Centre and The Emirates Arena.

Room Dimensions

Upper landing	3.40 m x 1.14 m / 11'2" x 3'9"
Lounge	5.31 m x 3.63 m / 17'5" x 11'11"
Kitchen	3.00 m x 2.90 m / 9'10" x 9'6"
Bedroom 1	3.43 m x 3.40 m / 11'3" x 11'2"
Bedroom 2	4.04 m x 3.02 m / 13'3" x 9'11"
Wet Room	1.83 m x 1.83 m / 6'0" x 6'0"

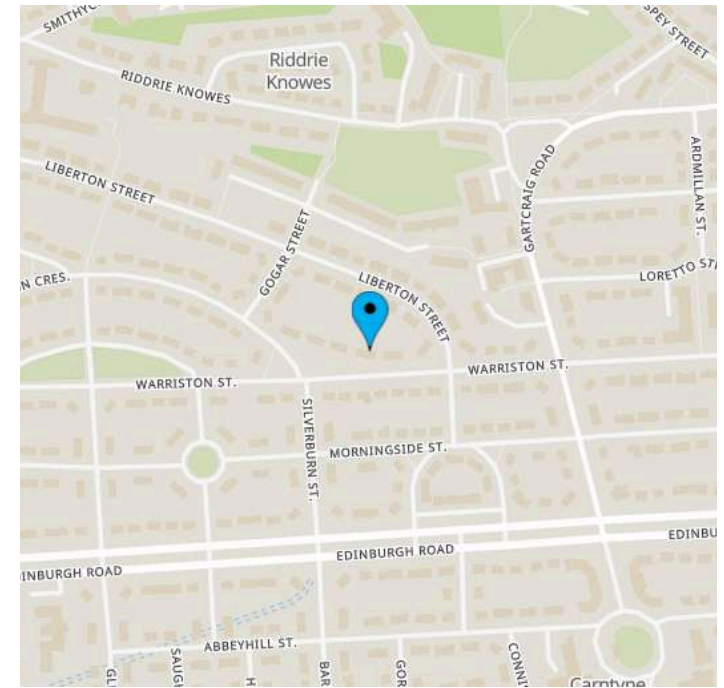
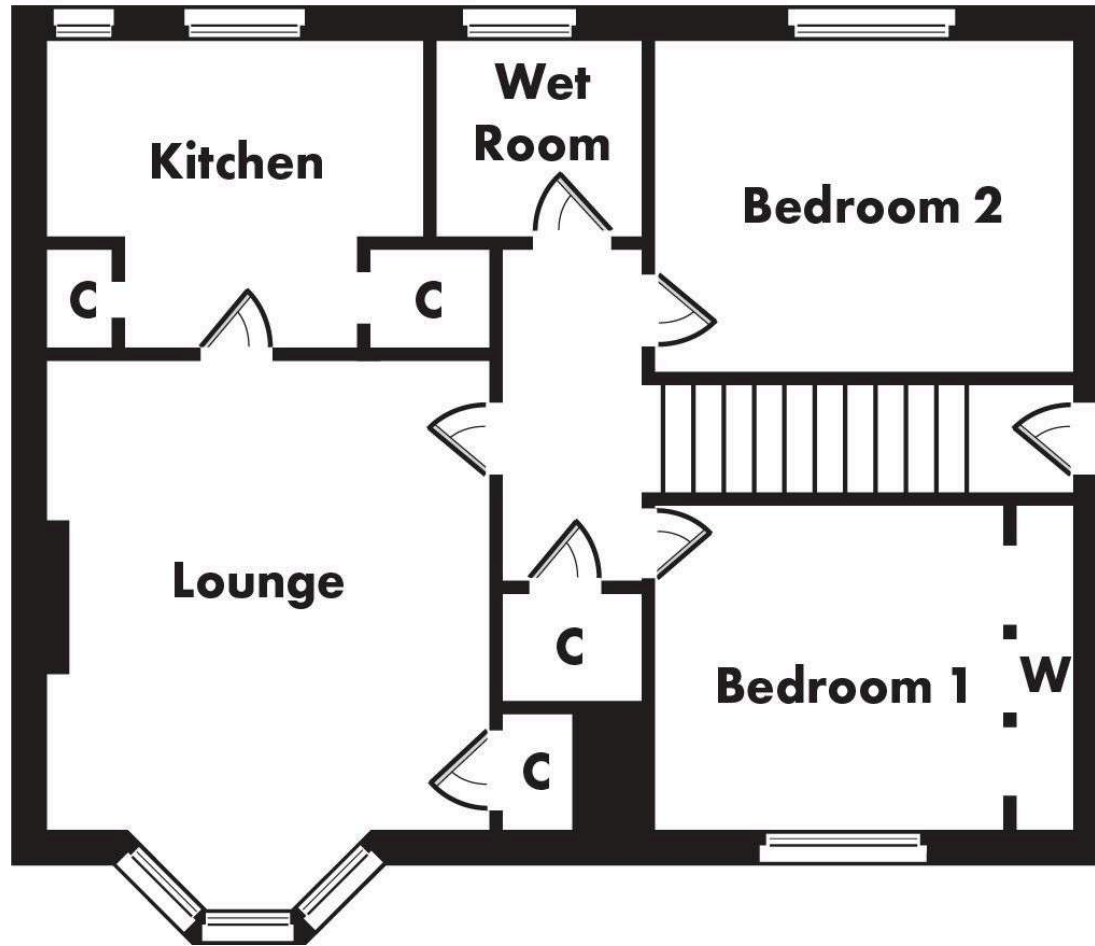
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Features

Beautifully presented upper cottage flat
 Panoramic views
 Two bedrooms
 Bay windowed lounge
 Stylish wet room
 Well appointed kitchen
 Gas central heating and double glazing
 Short distance to shops, schools, bus & train



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling along Edinburgh Road proceed to the traffic lights at the junction with Carntynehall Road and Gartcraig Road. Proceed north on Gartcraig Road and then take the 2nd left onto Warriston Street. Continue passing Liberton Street and this property is found a short distance further along on the right 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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For further information:

Or to view this property please call:

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