



## Upper Flat

130 Culross Street, Sandyhills, Glasgow, G32 9BS

**Offers Over £95,000**



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## Description

This beautifully presented two bedroom upper cottage flat enjoys a much admired address within the Sandyhills district close to a host of local amenities. Offering accommodation to suit a variety of buyers this home boasts a number of appealing features including the nicely proportioned rooms, fresh decor, double glazed windows and gas fired central heating system.

A very well maintained pathway to the side of the building leads you to the entrance door which in turn accesses the hall and stairway to the upper landing. From this landing you have access to all the principal rooms and to a deep walk-in storage cupboard which houses the electric meter.

There are two generous sized double bedrooms, bedroom one to the front elevation with aspects across Culross Street. A built in cupboard provides some additional storage space and houses the gas central heating boiler. Bedroom two is found to the rear elevation and enjoys delightful views over the gardens.

The lounge is a fantastic reception room providing a comfortable space to relax and entertain family and friends. The focal point of this room is a feature fire surround with modern electric fire. A broad window formation to the front lends light and offers pleasant aspects. A door to the rear of the lounge provides access to the kitchen. This kitchen is very well appointed complete with a range of units and worktops. The cooker, fridge freezer and washing machine are included in the sale. A deep walk in cupboard affords further excellent storage space and houses the gas meter. Like bedroom two this kitchen enjoys lovely aspects to the rear across the gardens.

The shower room completes the accommodation on offer and again is very well appointed. There is a shower cubicle with wet wall to splash back and an electric shower unit. The wc and wash hand basin are of modern design and the decor is fresh and crisp. A window to the rear lends natural light.

Externally this property has an attractive appearance and there is private garden space to the side and rear. There are mature shrubs to the side elevation and to the rear there is a level lawn bordered by timber fencing and a pathway. A garden shed sits to the far end and there is a bin storage area enclosed by timber fencing. A central drying green is shared with the upstairs neighbour.

Culross Street forms part of the very popular Sandyhills district in Glasgow's East End. The immediate and surrounding areas offer a wide selection of shops, bars and cafes. A Tesco Extra and ALDI are just a short walk away and further shopping and recreational facilities are available at the nearby Glasgow Fort Shopping Centre. There are highly regarded Nurseries, Primary Schools and Secondary Schools within the area. Those commuting have access to local bus routes and Shettleston Train Station operates regular services to Glasgow Queen Street and to Edinburgh. Those travelling by car have excellent road links to Glasgow City Centre, the M8 and M74 motorway networks. Other nearby landmarks include Sandyhills Golf Club, Tollcross Park & International Swimming Centre and the Emirates Arena.

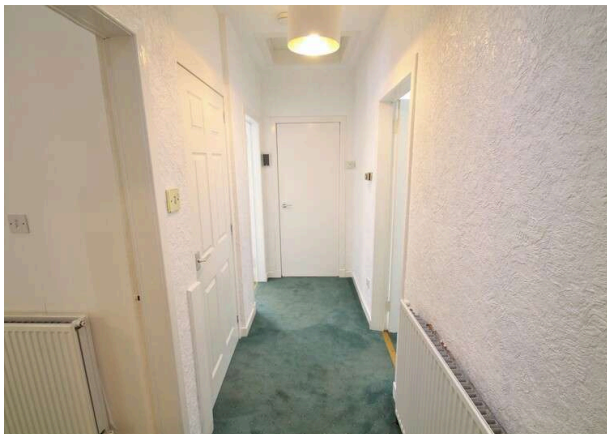
## Room Dimensions

Upper landing	3.61 m x 1.14 m / 11'10" x 3'9"
Lounge	4.57 m x 3.56 m / 15'0" x 11'8"
Kitchen	3.10 m x 2.72 m / 10'2" x 8'11"
Bedroom 1	4.11 m x 3.45 m / 13'6" x 11'4"
Bedroom 2	4.11 m x 3.07 m / 13'6" x 10'1"
Shower Room	1.83 m x 1.80 m / 6'0" x 5'11"

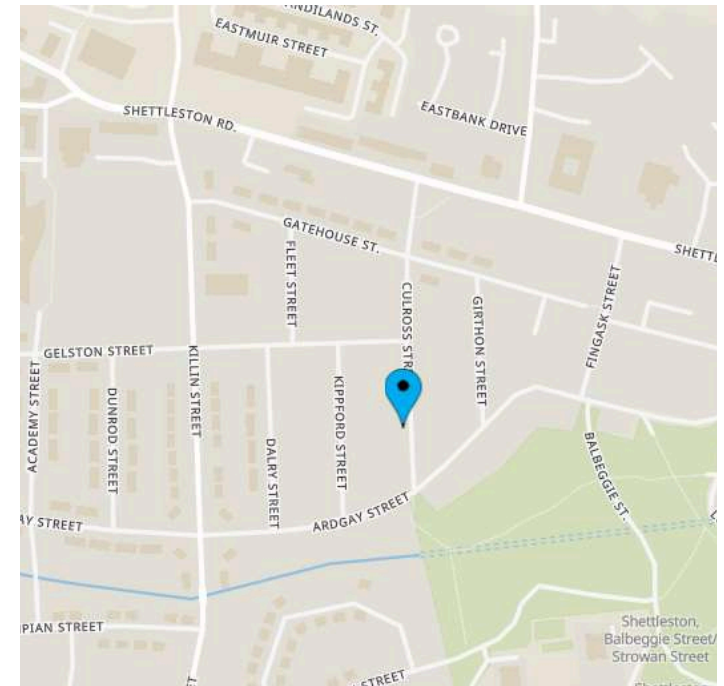
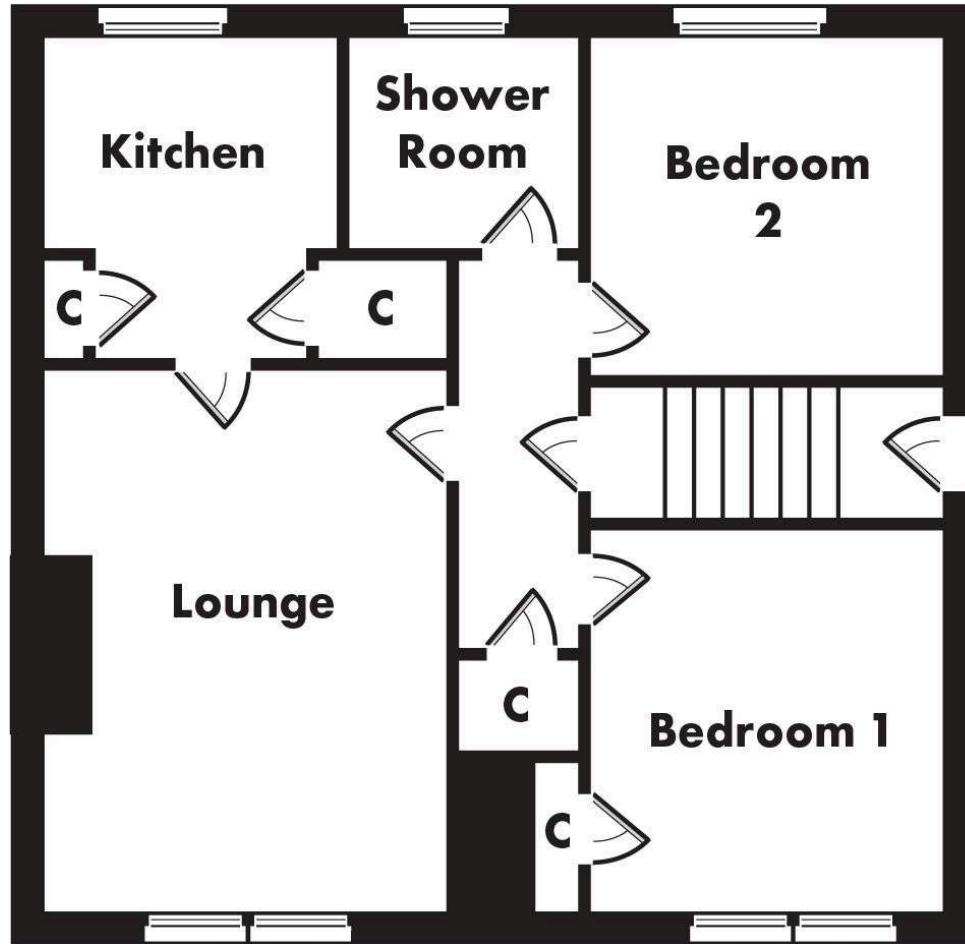
**EPC:** C

## Features

**Beautifully presented upper cottage flat**  
 Two double bedrooms  
 Spacious lounge  
 Well appointed kitchen and shower room  
 Gas central heating and double glazing  
 Gardens to side/rear  
 Popular address close to local amenities



Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling along Shettleston Road continue to the junction with Killin Street. Turn onto Killin Street and then turn first left into Gatehouse Street. Turn 2nd right onto Culross Street and this property is 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:

**0141 331 0741**



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