

Lower Flat

34B Easterhill Street, Tollcross, Glasgow, G32 8LW

Offers Over £135,000



properties
Solicitors and Estate Agents





Description

A wonderful opportunity to acquire this stunning main door lower conversion flat forming part of an elegant sandstone building. Presented to the market in beautiful condition this home blends traditional character with the stylish decor and a high specification of fixtures & fittings.

Sitting on a prominent position on Easterhill Street there is a driveway to the front and gardens to the rear. A few steps lead to the twin double glazed front doors to the entrance vestibule and then through to the large reception hall via a beautiful door with stained glass panel. The reception hall narrows to an inner hall linking to the rear of the property and off which there is a deep storage cupboard housing the electrics.

The lounge is positioned to the front of the property and is a fantastic reception room with deep bay window projection adding additional depth and letting in plenty of natural light. The ornate ceiling rose and corncing are delightful features and the focal point of this room is the marble fire place. A deep recess to the rear wall offers an additional useful space. The main bedroom is another generously proportioned room with window formations to the side and rear elevations. There are fitted wardrobes to one wall and further storage is available within a deep cupboard. The box room, presently used as a single bedroom, offers another versatile space.

Worth particular mention is the stunning breakfasting kitchen which is found to the rear of the property. There are a number of wall and base units with high gloss finish and broad marble effect worktops and breakfast bar. A lovely feature is the cleverly designed kitchen island that houses the five ring gas hob with extractor chimney above. Further appliances include the integrated oven and beneath the worktops there is a neatly positioned washing machine, tumble dryer and dishwasher. The freestanding fridge freezer photographed is not included in the sale. A twin window formation to the rear lends light.

A small rear hallway off the kitchen leads to the bathroom which like the kitchen has been beautifully re-modelled. This bathroom has a white suite with over back shower and screen. There are two storage units which compliment the sink vanity unit and there is a wall mounted mirrored cabinet. There are window formations to the side and rear. A door from the rear hall leads directly out to the side/rear of the property where the gardens are located.

This property has double glazed windows and a gas fired central heating system, the Potterton combination boiler discretely housed within the entrance vestibule cupboard.

Easterhill Street forms part of the Tollcross district lying approximately 4 miles to the east of Glasgow City Centre. The immediate and surrounding areas offer a wide selection of amenities including a Tesco Extra, Aldi and Lidl supermarkets. There is schooling at both primary and secondary level and a number of recreational facilities nearby including Tollcross International Swimming Pool and Tollcross Park. Those commuting have excellent road links to the city centre, M74, M8 and central belt motorway network. There are convenient local bus routes and regular train services operating from Carmyle, Mount Vernon and Shettleston Train Stations all of which are within easy reach.

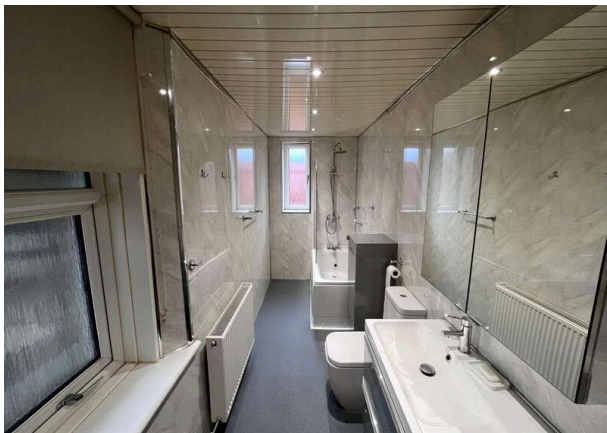
Room Dimensions

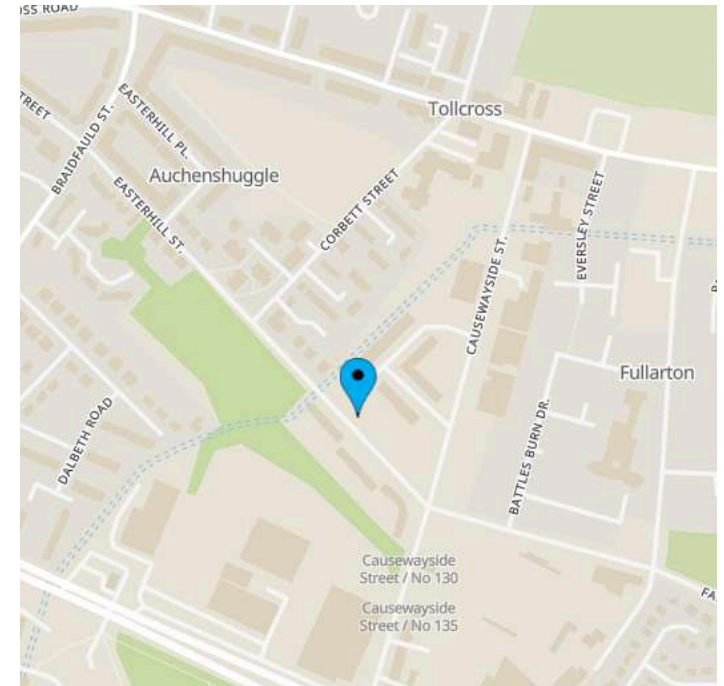
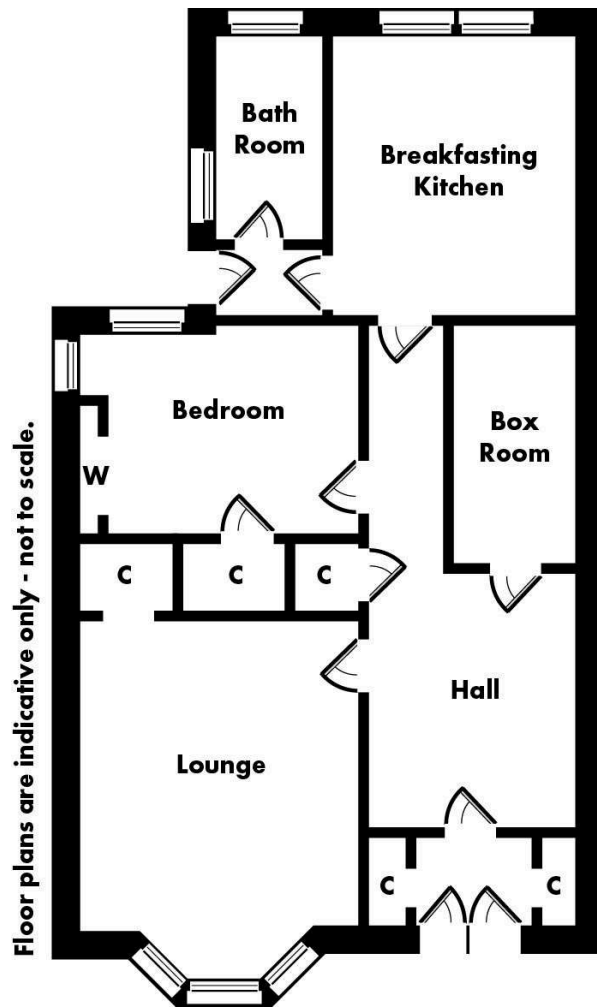
Entrance Vestibule	1.37 m x 1.52 m / 4'6" x 5'0"
Reception hall	3.99 m x 3.00 m / 13'1" x 9'10"
Lounge	6.27 m x 4.60 m / 20'7" x 15'1"
Breakfasting Kitchen	5.92 m x 3.35 m / 19'5" x 11'0"
Bedroom	4.72 m x 3.91 m / 15'6" x 12'10"
Bathroom	4.37 m x 1.42 m / 14'4" x 4'8"
Box room	4.85 m x 1.75 m / 15'11" x 5'9"
Rear hall	1.63 m x 1.02 m / 5'4" x 3'4"

EPC: D

Features

Main door lower conversion flat
Elegant sandstone building
Beautifully presented throughout
Bay lounge
Stylish kitchen and bathroom
Gas central heating & double glazing
Driveway & gardens
Close to schools, shops, bus & train





TRAVEL DIRECTIONS

Travelling from London Road proceed north on Causewayside Street and then turn left into Easterhill Street. This property is a short distance 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.

Property Manager: Iain Macmillan • Telephone: **0141 331 0741**

Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
1242 Shettleston Road, Shettleston, G32 7PG F: 0141 763 1948

For further information:

Or to view this property please call:

0141 331 0741



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.

ESPC Ref: E474055

