

## Upper Flat

1296 Royston Road, Provanmill, Glasgow, G33 1EJ

**Offers Over £90,000**



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### Description

This beautifully presented three bedroom upper cottage flat offers excellent accommodation to suit a variety of buyers. Boasting fresh decor and stylish fixtures and fittings this home has been very well maintained throughout.

The windows are double glazed and there is a gas fired central heating system, the boiler renewed in December 2021. Externally the property benefits from a driveway and private side garden.

The carpeted entrance hall and stairway leads to the upper hallway which in turn leads to all the rooms. A ceiling hatch provides access to the partially floored attic space.

There are three really good sized bedrooms all positioned to the rear of the property.

The lounge is a very comfortable reception room with aspects to the front. The kitchen is beautifully appointed fitted with a range of units and an integrated oven & hob. The fridge freezer and washing machine are also included in the sale. A pantry cupboard off the kitchen houses the gas boiler and also offers handy storage space. This cupboard and the kitchen have window formations to the front elevation.

The bathroom is also very well presented, fitted with a three piece suite and over bath Mira electric shower unit. There is attractive tiling to splash back and a window formation lends natural light into this room.

This property sits on a prominent position on Royston Road and adjacent to Riddrie Park Cemetery. The immediate and surrounding areas offer a host of amenities including local shops, Pharmacist and Medical Practice on Royston Road. Robroyston Retail Park offers further shopping and recreational facilities. There is schooling at both Primary and Secondary Schooling close by. Those commuting have convenient access to both the M8 & M80 Motorway Networks, Robroyston Train Station is a short distance away and there are handy local bus routes. Other nearby landmarks include Hogganfield Loch, Golf it Driving Range and Stobhill Hospital.



### Room Dimensions

Upper hall	6.60 m x 1.14 m / 21'8" x 3'9"
Lounge	4.47 m x 4.24 m / 14'8" x 13'11"
Kitchen	3.68 m x 2.01 m / 12'1" x 6'7"
Bedroom 1	4.52 m x 3.33 m / 14'10" x 10'11"
Bedroom 2	4.06 m x 2.72 m / 13'4" x 8'11"
Bedroom 3	4.06 m x 2.90 m / 13'4" x 9'6"
Bathroom	2.44 m x 1.45 m / 8'0" x 4'9"

### EPC: C

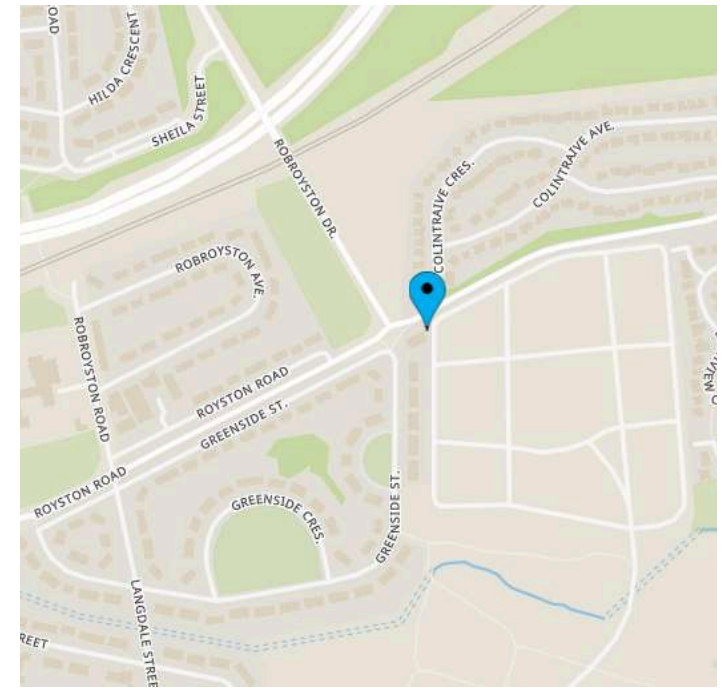
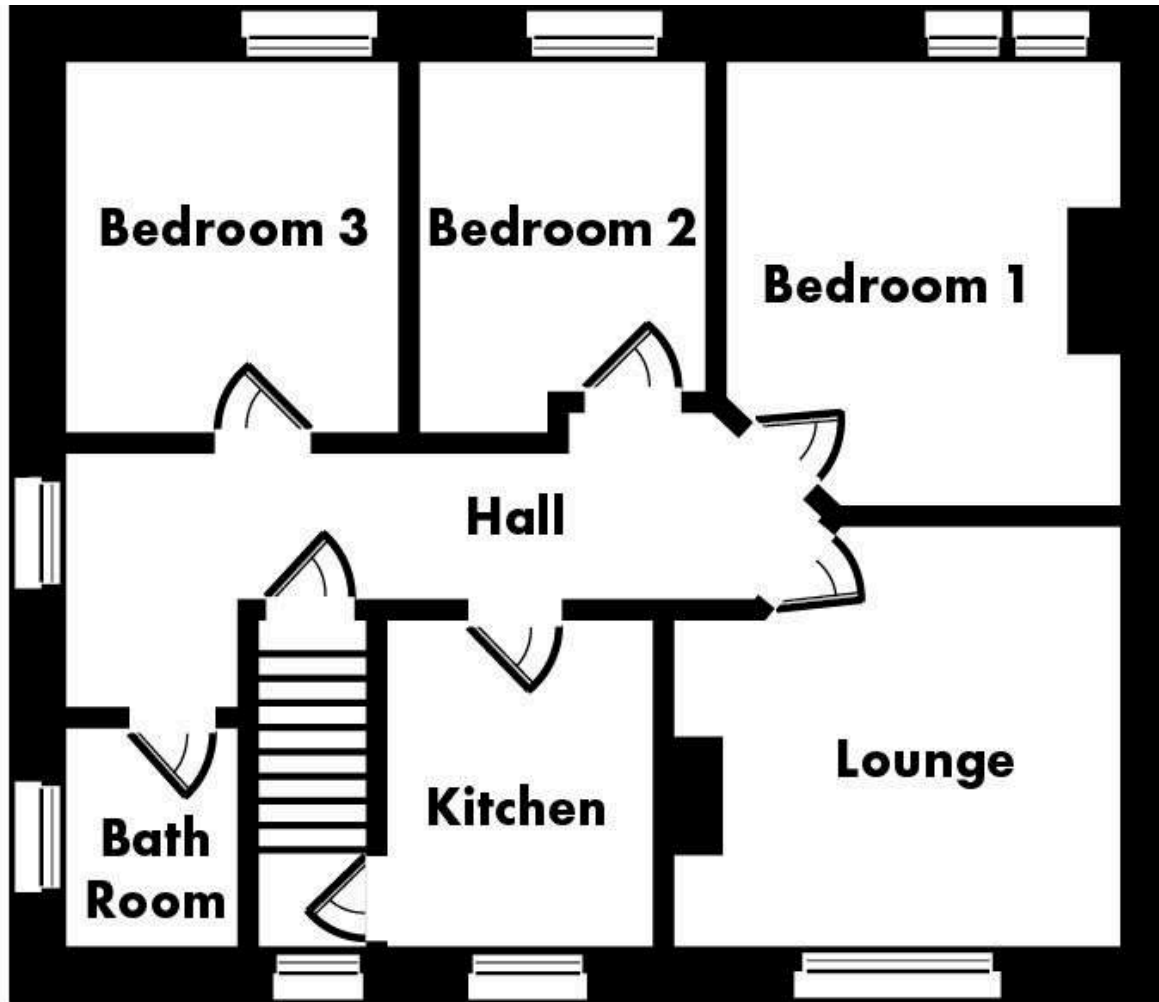
### Features

- Freshly decorated upper flat
- Three bedrooms
- Lounge
- Stylish kitchen and bathroom
- Double Glazing
- Gas Central heating- new boiler December 2021
- Driveway and gardens
- Short distance to shops, schools, bus & train
- Easy access for motorway and city centre





Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling from Stepps proceed south on Cumbernauld Road passing Hogganfield Loch. Bear right onto Royston Road and continue passing Riddrie Park Cemetery and this property is on your left just before the roundabout with Robroyston Road.

#### 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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