



Ground Floor Flat

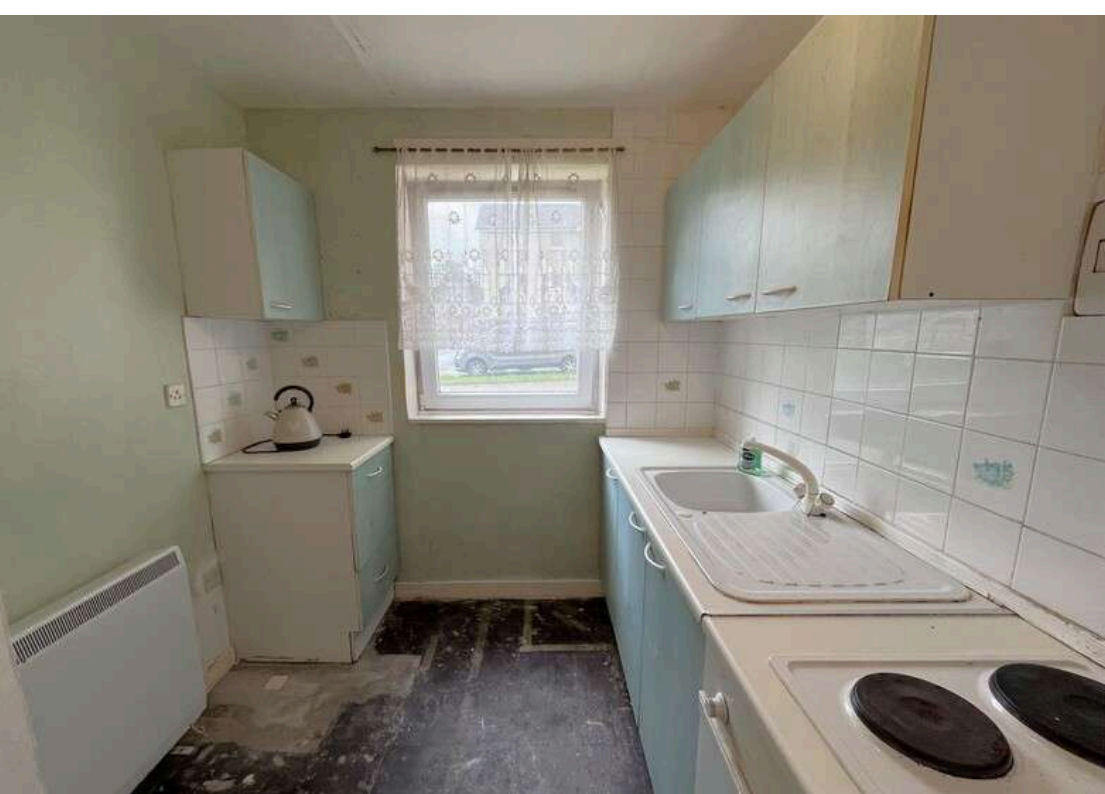
Flat 0/1, 284 Killin Street, Sandyhills, G32 9TQ

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Description

Offering excellent potential this one bedroom ground floor flat forms part of an established flatted development just off Killin Street in the Sandyhills district and will suit an investor or someone wishing a refurbishment project.

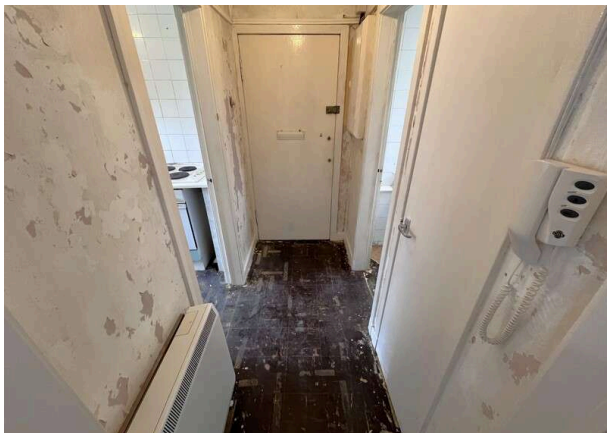
Sitting within landscaped grounds and with shared parking adjacent the building has a secure buzzer entry system and neatly maintained common entrance close and stairway. This property occupies the ground left position and there is a cellar store within the entrance close.

The windows are double glazed and there is a partial heating system with electric panel heaters in some of the rooms. The consumer unit has recently been renewed and an electrical installation condition report (EICR) is available.

A timber front door leads to the entrance hall and from here you access the lounge, kitchen and bathroom. A small cupboard off this hall affords storage space. The lounge is a nicely proportioned reception room with broad window formation to the front overlooking the shared gardens and entrance road. A door to the rear of the lounge accesses the bedroom which has built in storage cupboards and aspects to the rear. The kitchen is fitted with wall and base units with ample space for appliances. The bathroom is rear sited, has a three piece suite and window formation to rear.

Externally there are communal landscaped gardens and non allocated off street parking is available.

284 Killin Street sits within the popular Sandyhills district which lies to the east of Glasgow city centre. There are convenient local shops on Killin Street and Tollcross Road and a TESCO Extra and Aldi are found in neighbouring Shettleston. Further shopping facilities can be found at The Forge Shopping Centre and Glasgow Fort Retail Outlet. Those commuting have access to convenient local bus routes and Shettleston Train Station is nearby. Those travelling by car have excellent road links to Glasgow city centre, the M74 and M8 motorway networks. Other nearby landmarks include Tollcross Park, Tollcross International Swimming Centre and Sandyhills Golf Club.



Room Dimensions

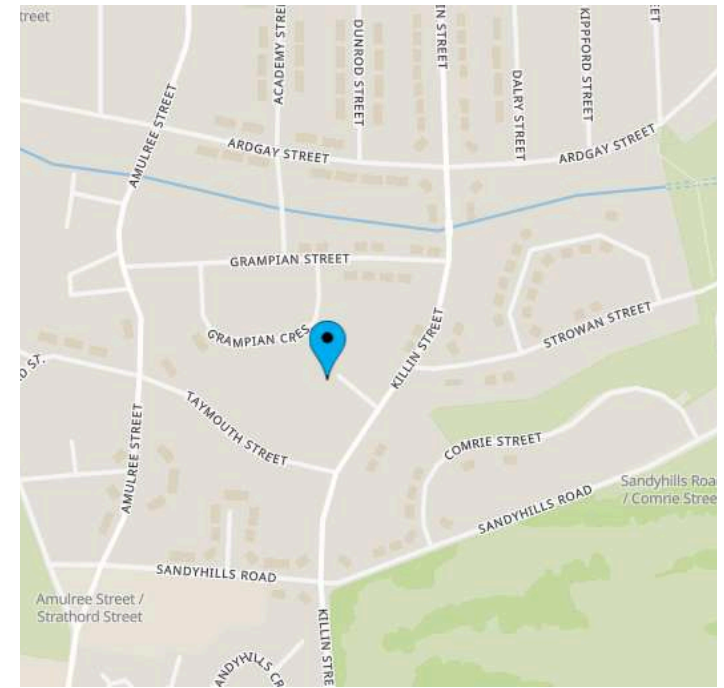
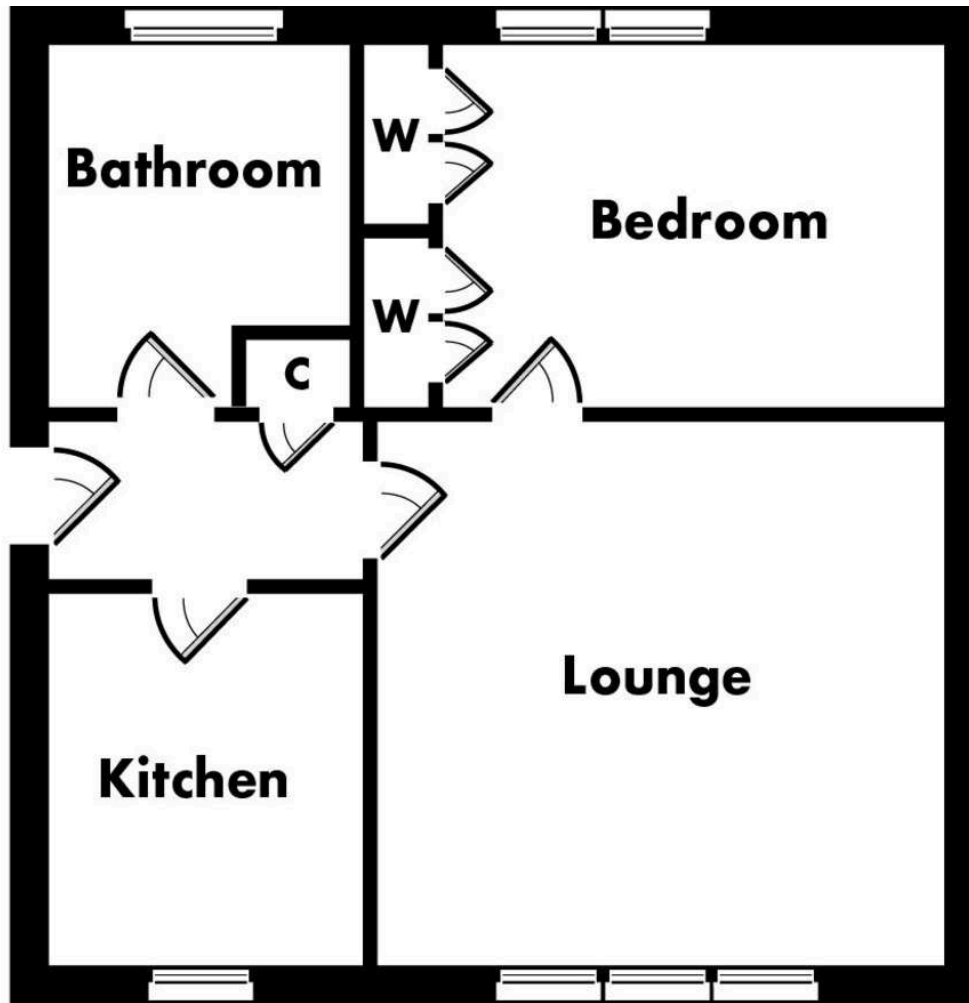
Entrance Hall	2.36 m x 1.07 m / 7'9" x 3'6"
Lounge	3.61 m x 3.66 m / 11'10" x 12'0"
Kitchen	2.29 m x 2.26 m / 7'6" x 7'5"
Bedroom	2.01 m x 3.25 m / 6'7" x 10'8"
Bathroom	1.93 m x 1.98 m / 6'4" x 6'6"

EPC: F

Features

- Ideal refurbishment project
- Ground floor flat
- One bedroom
- Double glazing
- Partial Electric Heating
- Well maintained common close and landscaped grounds
- Non allocated parking
- Close to shops and public transport

Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling eastwards along Tollcross Road proceed to the roundabout at Killin Street and take the first exit onto Killin Street. Continue passing Sandyhills Road and Taymouth Street and just beyond the bus stop turn left into the flatted development. Number 284 forms part of the building ahead of you beside the main parking area. Access to the rear of the building.

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

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ESPC Ref: E478875

