



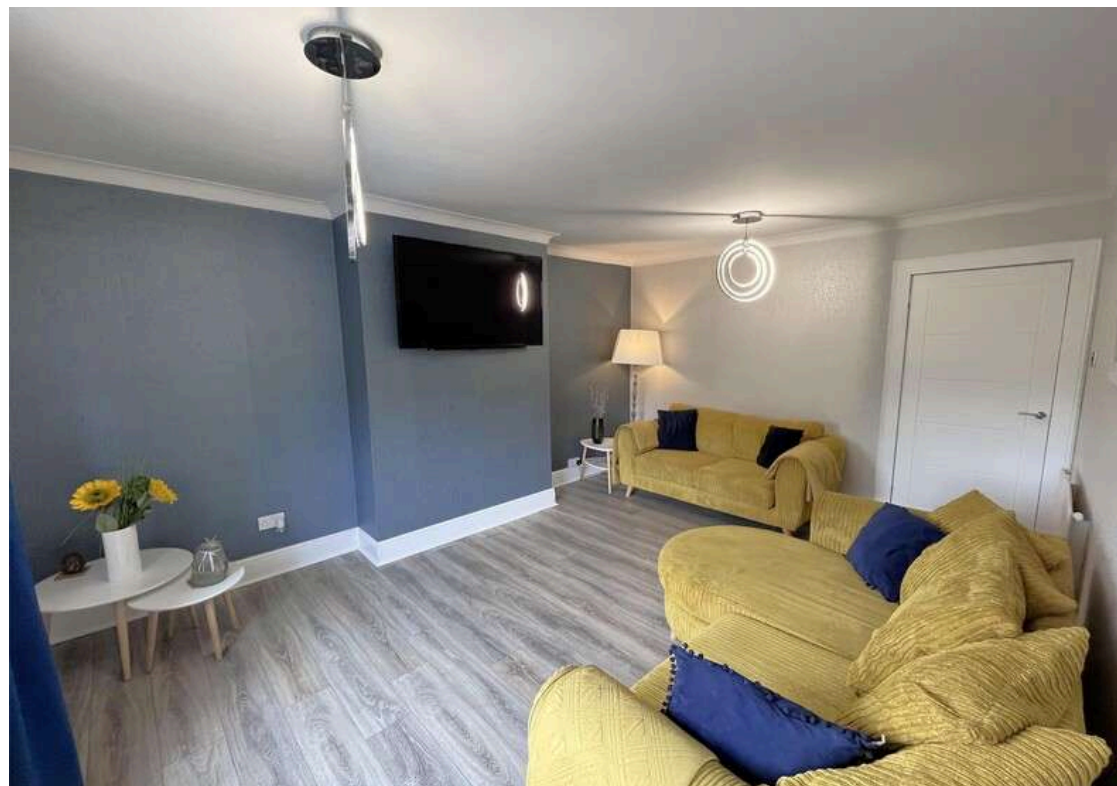
First Floor Flat

Flat 1/1, 397 Ardgay Street, Sandyhills, G32 9EE

Offers Over £92,500



properties
Solicitors and Estate Agents





Description

This beautifully presented two bedroom flat is brought to the market in walk in condition and offers an exciting opportunity for a variety of buyers.

Sitting on the first floor of a well maintained building this property enjoys a great position with pleasant aspects and is within short distance of a host of local amenities.

The common close, stairway and landings are neat & tidy and a locked rear door leads to the shared drying court and bin store. This property is positioned on the first floor to the left and it benefits from two cellar cupboards off the landing.

Inside this lovely home boasts stylish decor and contemporary fixtures and fittings throughout. A long entrance hall leads to all the rooms and there are two handy storage cupboards. To the front of the property is the lounge which is superb reception room. The grey toned laminate flooring continues from the hallway and contrasts with the feature wall. A broad window formation lends light and offers pleasant aspects and a door leads to the sun balcony which provides a great outdoor space to be enjoyed.

There are two nicely proportioned double bedrooms, bedroom one to the front and bedroom two to the rear. Bedroom one has excellent storage space via an original cupboard and additional fitted wardrobes to one wall. The kitchen is beautifully appointed complete with high gloss units, broad worktops and integrated hob, oven and wine cooler. The gas central heating boiler is housed to one wall and a window to the rear lends light. The shower room rivals the kitchen in terms of the high specification and is another highlight of this property. There is a double length shower with mains shower, a wc and wash hand basin within a vanity unit. The neutral toned wet wall compliments the grey toned laminate flooring and sanitary ware.

The windows of this property are double glazed and there is a gas fired central heating system with combination boiler.

Ardgay Street forms part of the ever popular Sandyhills district lying to the east of Glasgow City Centre. The immediate and surrounding areas offers a host of shopping facilities including a nearby Aldi and TESCO Extra. Recreational facilities include Tollcross International Swimming Pool, Sandyhills Golf Club and The Emirates Arena. Further shopping and recreational facilities are available at the Glasgow Fort Shopping Centre. Commuters have convenient access to local bus routes and regular train services from Shettleston Train Station. Those travelling by car have excellent road links to the city centre, M8, M74 and central belt motorway network.



Room Dimensions

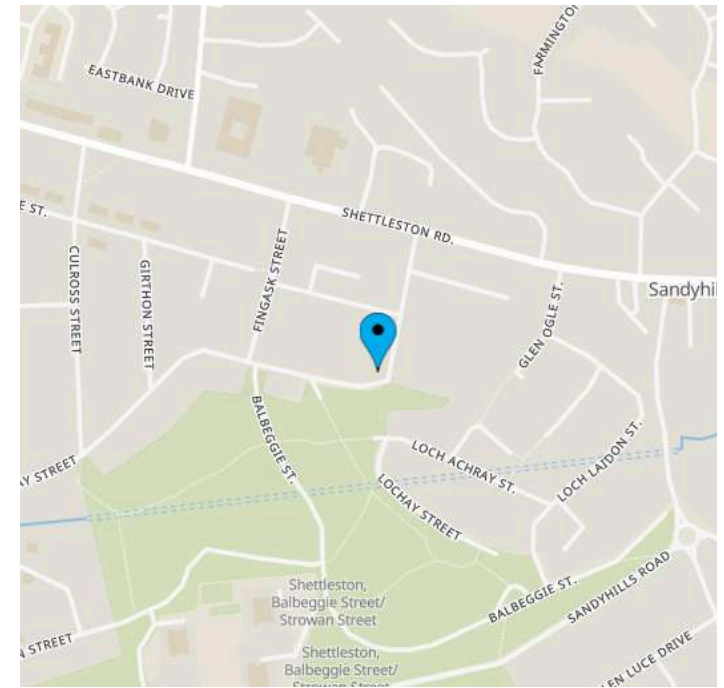
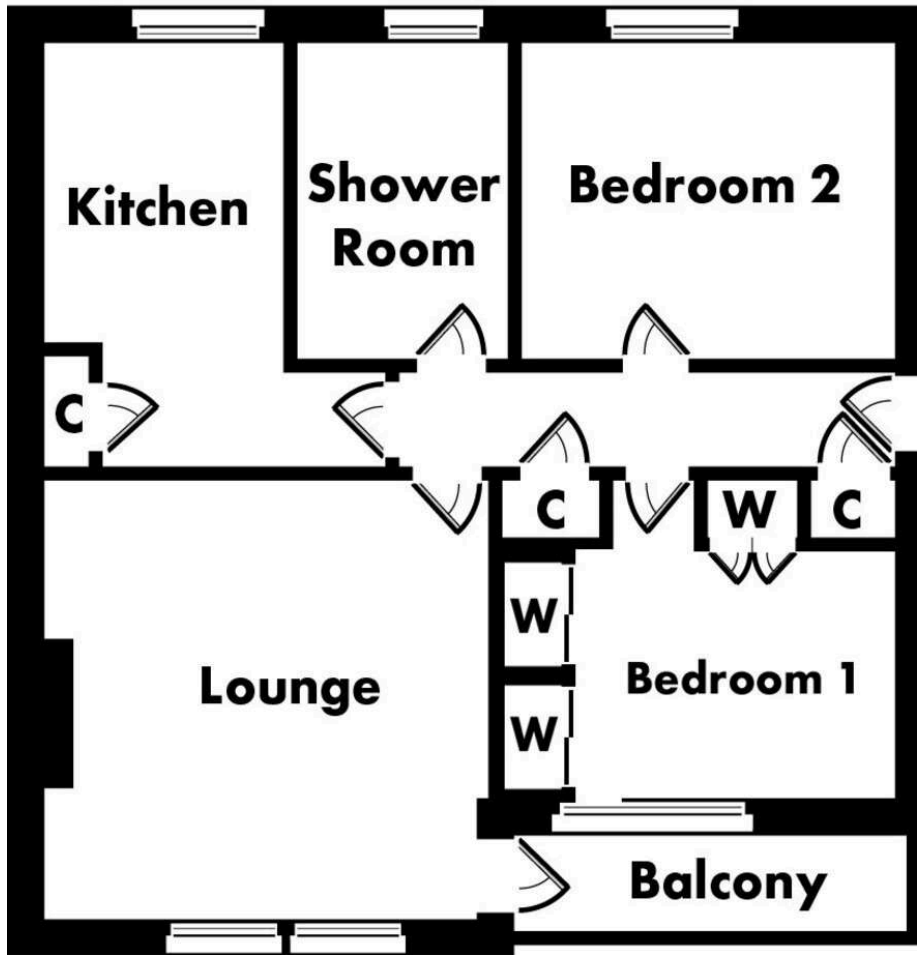
Reception hall	5.00 m x 1.04 m / 16'5" x 3'5"
Lounge	4.90 m x 3.73 m / 16'1" x 12'3"
Kitchen	4.67 m x 2.06 m / 15'4" x 6'9"
Bedroom 1	3.28 m x 3.30 m / 10'9" x 10'10"
Bedroom 2	3.73 m x 2.79 m / 12'3" x 9'2"
Shower Room	2.74 m x 1.47 m / 9'0" x 4'10"

EPC: C

Features

- Stylish first floor flat
- Two double bedrooms
- Comfortable lounge with sun balcony
- Beautifully appointed kitchen and shower room
- Gas central heating
- Double glazing
- Lovely position in popular residential pocket
- Short distance to local amenities and transport links

Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling from Shettleston Road/Baillieston Road A89, turn onto Dodsie Street and continue ahead onto Ardgay Street. This property is on the right hand side just before the road curves to the right.

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: E480435

