

# Flat A, 545 Old Shettleston Road

GLASGOW, G32 7JL



*THIS PROPERTY IS SUBJECT TO A  
BUYERS PREMIUM*



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We are delighted to bring to the market this excellent one-bed apartment, set on the ground floor in a popular friendly area that's well known for its neighbourly spirit. Some of the traditional values that make a real community are very much alive here, it is a place where everybody actually knows each other and people take time to talk to one another.

The apartment is presented in good order throughout. The accommodation comprises a bright lounge/diner which given its shape would suit a range of furniture configurations. The window floods natural light into the room and the relaxing space can easily accommodate a dining table. The galley kitchen is perfect for the home, finished in a range of light wood-fitted units with an electric oven and hob, along with space for a free-standing washing machine. Free-standing appliances may be available by separate negotiation. The partially tiled bathroom contains a white suite and an electric shower over the bath, ensuring instant hot water for relaxing showers. The double bedroom is bright and has plenty of space for free-standing furniture.

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## The Location











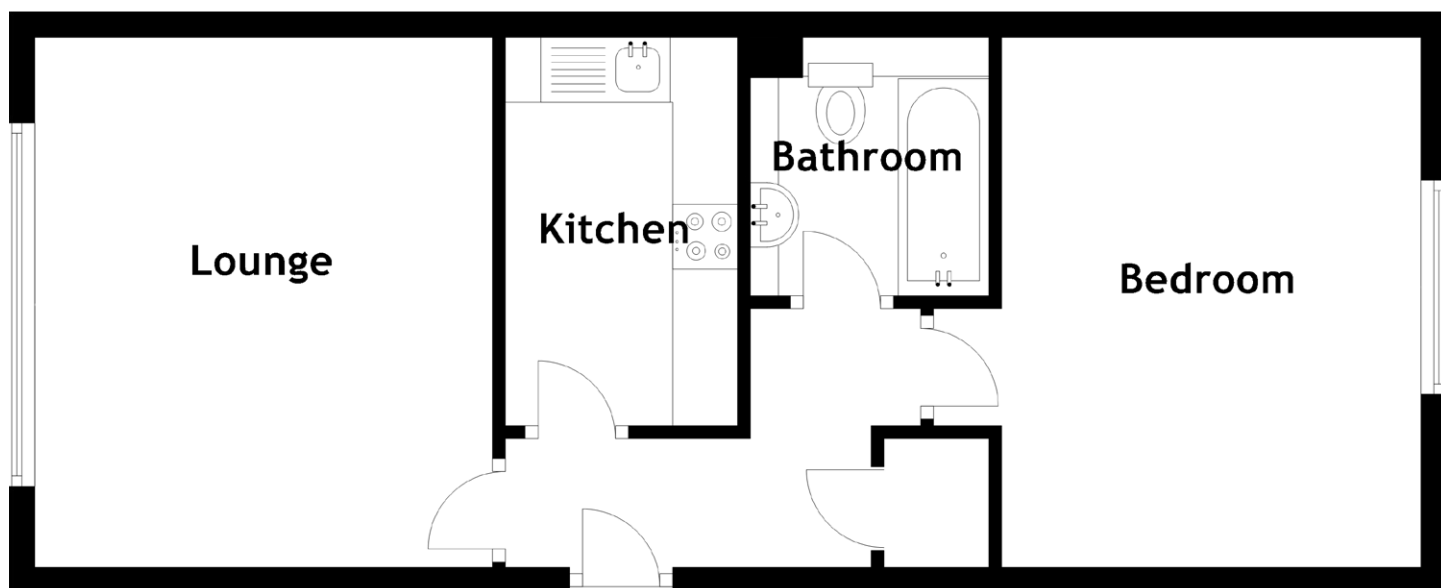
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Approximate Dimensions

(Taken from the widest point)

Lounge	4.10m (13'5") x 3.55m (11'8")	Gross internal floor area (m <sup>2</sup> ): 45m <sup>2</sup>
Kitchen	3.00m (9'10") x 1.80m (5'11")	EPC Rating: C
Bedroom	4.10m (13'5") x 3.25m (10'8")	Buyer's Premium Value: £1200
Bathroom	2.00m (6'7") x 1.85m (6'1")	





The home is kept warm, comfortable and secure via the double glazing, electric storage heating and secure entry main door system. This lovely flat is sure to appeal to a wide swathe of buyers, as it's an ideal buy for any First-Time buyers or even a great investment property for a smart Buy-To-Let investor. Early viewing is advised to anyone seeking an incredibly good value starter flat in a vibrant and popular area. Resident's car parking is available.

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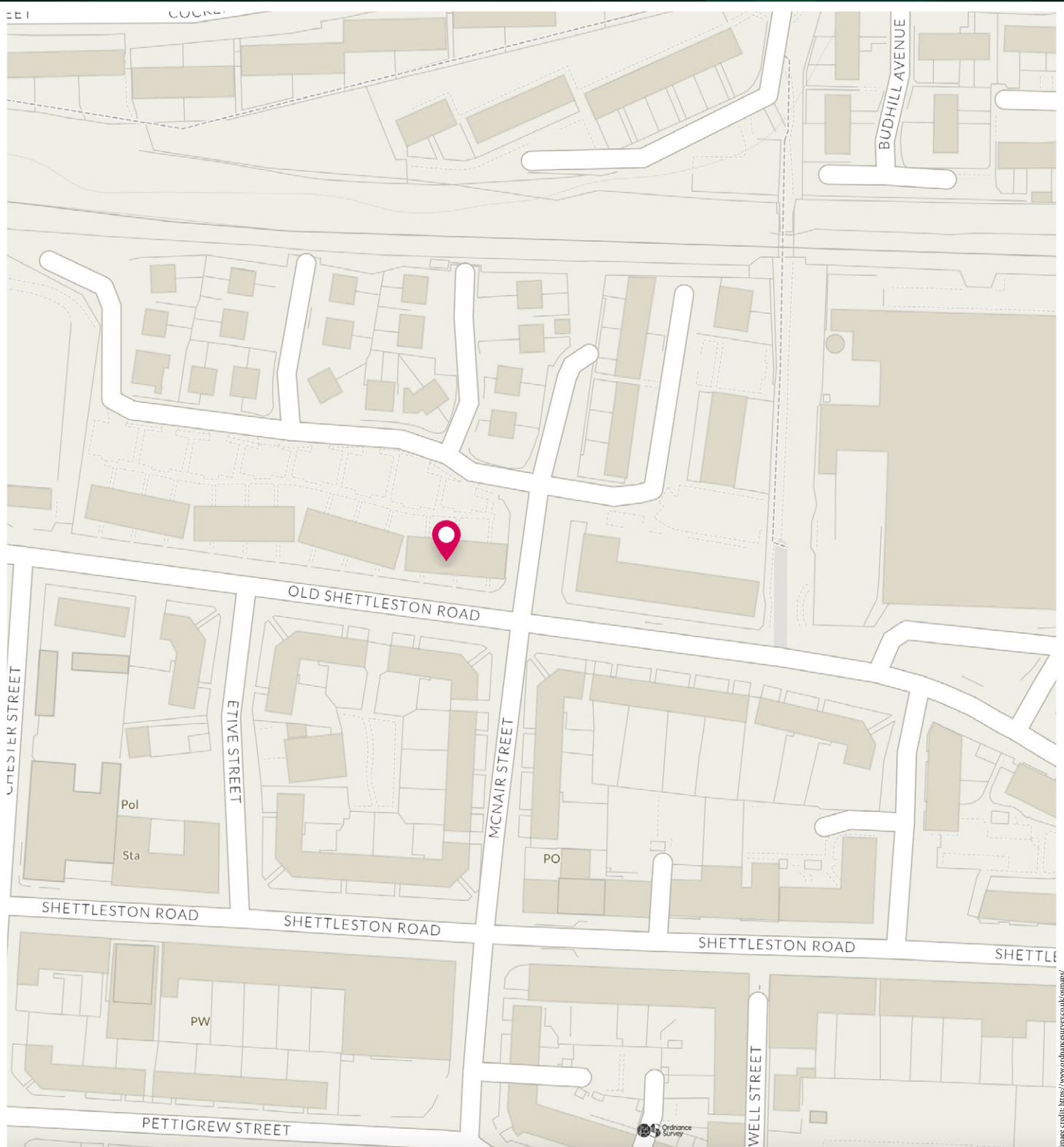


The ever-popular area of Shettleston is a great place to live and commute from. The transport links by bus and rail (Carntyne Railway Station is less than 5 mins walk away) are frequent and it is a mere fifteen-minute to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis.

The property is located close to the vast green space of Tollcross Park as well as the nearby Tollcross Leisure Centre which houses the International Swimming Centre. There are a good range of schools and amenities within easy reach, including Tesco Extra, Aldi and Lidl all within 15 mins walk, making it a very popular place to call home.

## The Location





# McEwan Fraser Legal

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