

147A Causewayside Street

GLASGOW, G32 8LP



This charming two-bed first floor flat has accommodation over two levels and is brimming with character



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McEwan Fraser Legal are delighted to present to the market this charming first-floor tenement flat offering accommodation over two levels with two bedrooms and additional space in the roof void for two additional floored and line areas which could be utilised as craft rooms/toy rooms or even study space.

THE LOUNGE



Entry is through a gated pend from the street giving access to the communal rear gardens and stairway to the upper flats. The front door is uPVC with double glazed windows and leads to the internal hallway through an internal glass door. The hallway has light laminate flooring and accesses all apartments on this level. The impressive lounge has a large bay window to the front and laminate flooring. The generous room would afford a flexible layout and accommodate various furniture configurations.

THE DINING ROOM



THE KITCHEN



The L shaped kitchen has a modern black worksurface with beech style base and wall units with built-in electric hob and oven with space for free-standing washing machine and the modern and efficient Worcester boiler is situated here.

BEDROOM 1



Bedroom one is located to the front of the property and is a double room with a large window to the front.

The bathroom is tiled with a white suite and has a shower over the bath.

THE BATHROOM





A grey carpeted stairway to the upper accommodation has storage cupboards underneath and lead to the converted attic space where we find bedroom two. With the same grey carpet throughout this upper level, this bedroom has storage and is brightly lit from the large Velux window. The two additional spaces on this level both have Velux windows and although not big enough to be bedrooms, they could easily be used as craft or study rooms, toy rooms and both have additional storage cupboards built into the eaves. Double glazing and a modern gas central heating system ensure this home will remain warm and cosy all year round.

BEDROOM 2



SPARE ROOMS

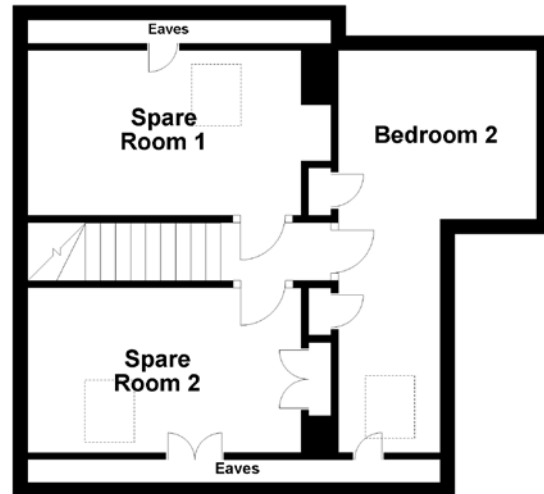
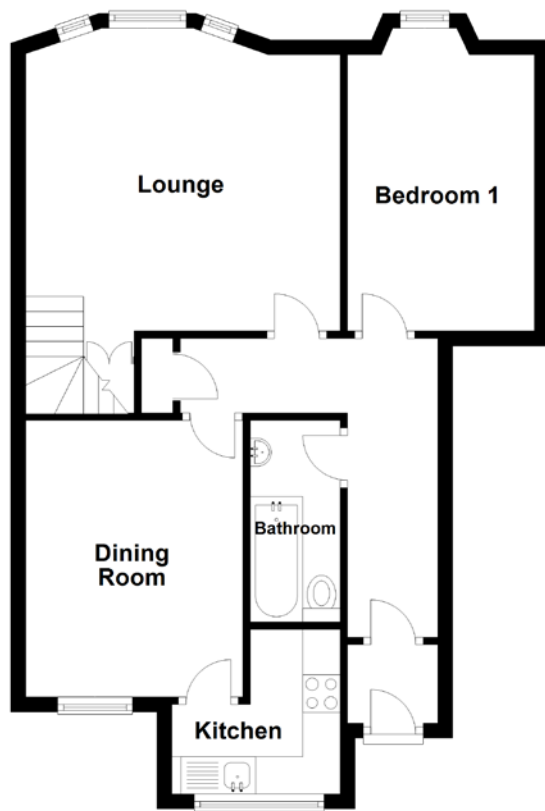


The gardens are raised and secure and offer a substantial decked area for enjoying sunshine all day. Situated in a popular part of the city this property with all its space, charm and character is sure to be sought after and early viewing is strongly advised to avoid disappointment.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

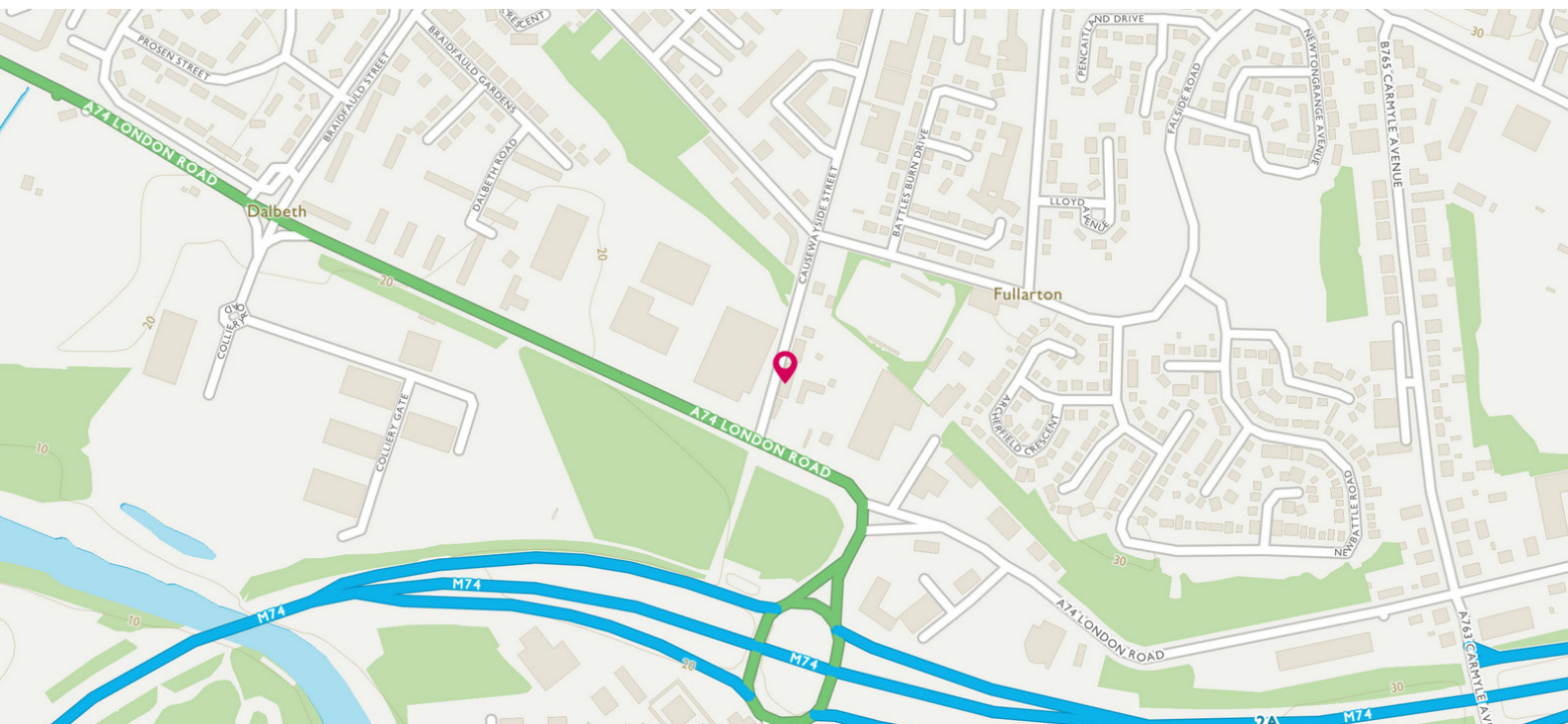


Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.70m (12'2")
Kitchen	2.25m (7'5") x 2.20m (7'3")
Dining Room	3.70m (12'2") x 2.90m (9'6")
Bedroom 1	3.70m (12'2") x 2.50m (8'2")

Bedroom 2	5.75m (18'10") x 2.60m (8'6")
Spare Room 1	3.65m (12') x 2.20m (7'3")
Spare Room 2	3.65m (12') x 2.20m (7'3")
Bathroom	2.70m (8'10") x 1.20m (3'11")

Gross internal floor area (m²): 68m²
EPC Rating: D



THE LOCATION

The popular area of Tollcross is a great place to live and commute from.





The transport links by bus and rail are frequent and it is a mere 10 minutes 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. There is a good range of amenities within easy reach making it a very popular place to call home.



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