

Flat 3/2, 786 Shettleston Road

GLASGOW, G32 7DD



Excellent two-bed apartment in great condition, perfect for first-time buyers or a great Buy-to-Let investment.



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



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

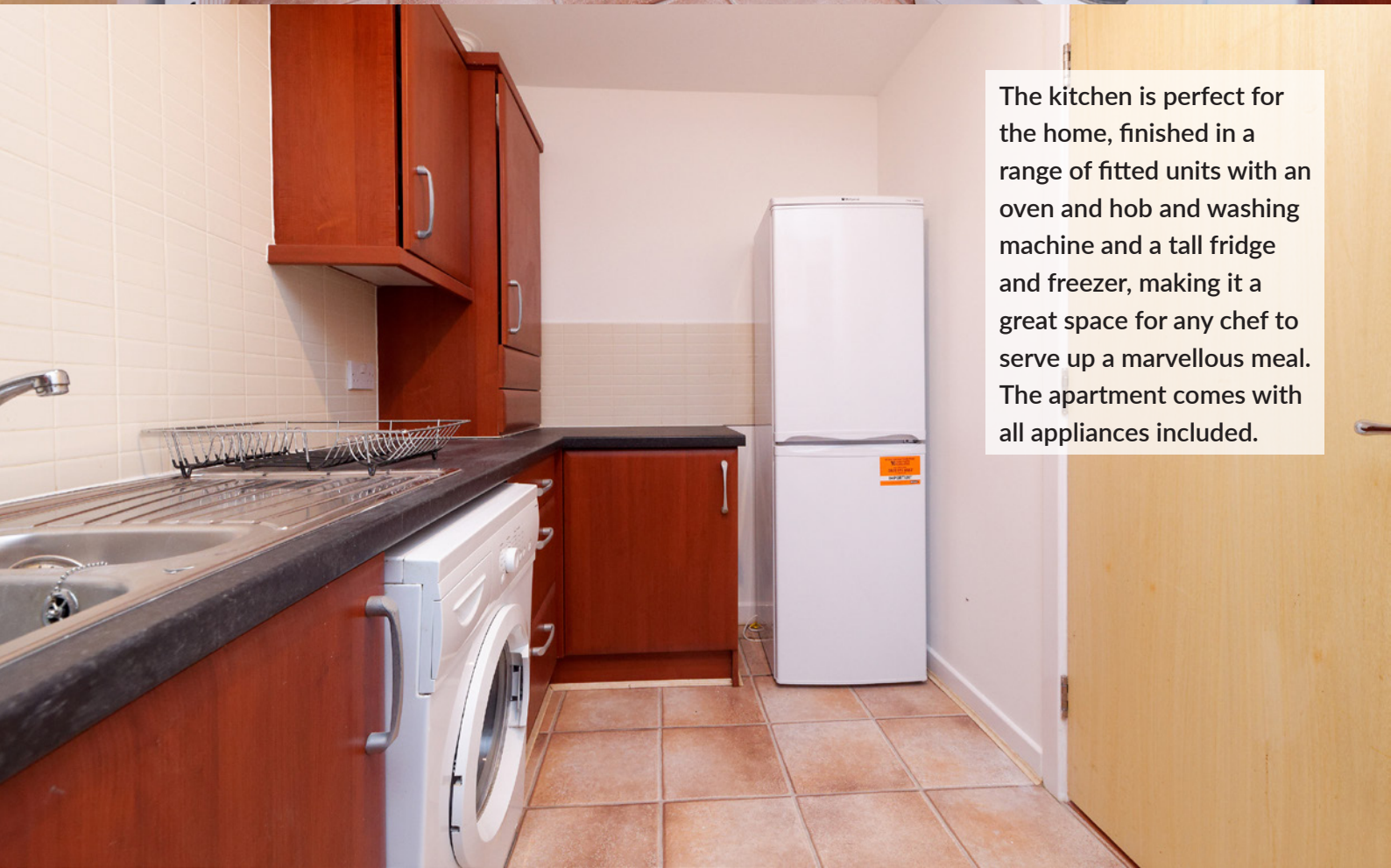
This lovely apartment has clearly been carefully looked after and is in great order as-is. It has just been decorated and when furnished, will be transformed into a truly stunning apartment for any young couple to enjoy as their first home together. Given the spacious accommodation and the exceptional value for money these lovely flats offer it's sure to be popular.

THE LOUNGE



The accommodation comprises a bright and spacious lounge/diner which given its shape would suit a range of furniture configurations. The large windows flood natural light into the room and it is a perfect place to unwind after a long day, or simply watch time go by from the window.

THE KITCHEN



The kitchen is perfect for the home, finished in a range of fitted units with an oven and hob and washing machine and a tall fridge and freezer, making it a great space for any chef to serve up a marvellous meal. The apartment comes with all appliances included.

THE BATHROOM

The partially tiled bathroom boasts an electric shower over the bath, ensuring piping hot water is readily available for a relaxing start/end to the day.



BEDROOM 1 & EN-SUITE

The two large double bedrooms are bright and have plenty of space for freestanding furniture, as well as integrated storage.



BEDROOM 2



The home is kept warm, comfortable, cosy and secure via the double glazing, electric white meter storage heating and secure entry main door system.

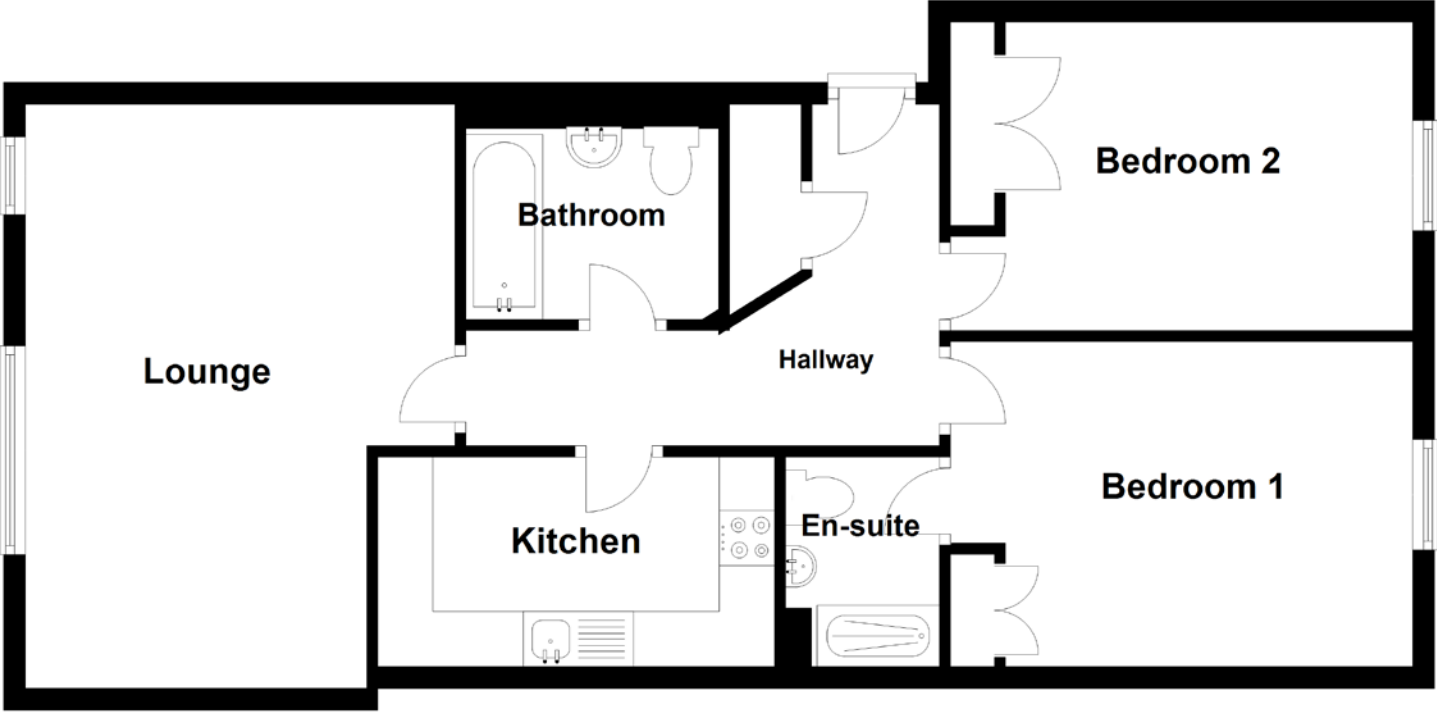
Communal drying area to the rear and ample, private, off-street parking are reached via a secure back door entrance. The well maintained communal areas are managed by a Factor.

This great home would make an ideal buy for any first-time buyers or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised for anyone searching for an incredibly good value starter flat in a vibrant and popular area.

THE VIEW



FLOOR PLAN, DIMENSIONS & MAP

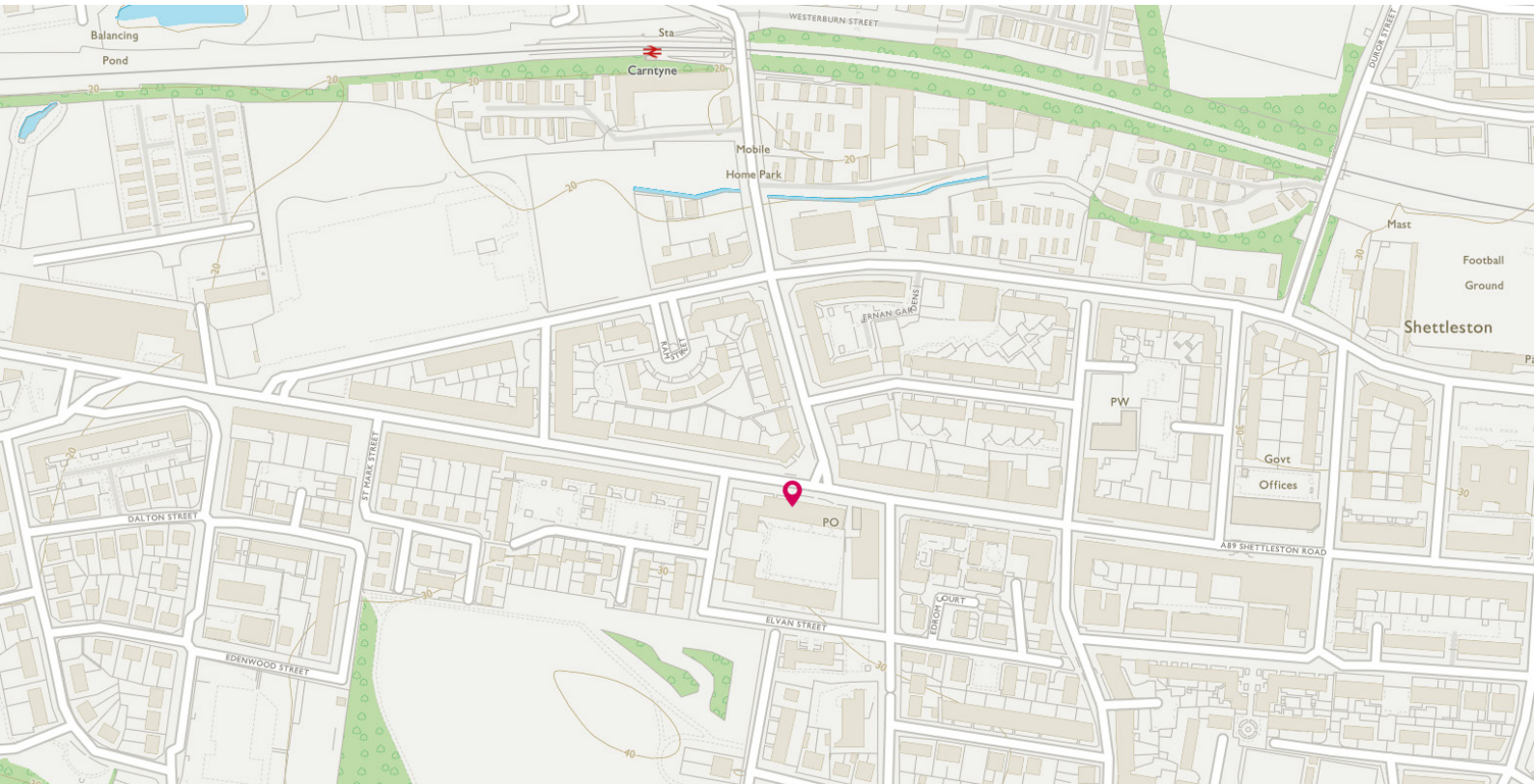


Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.90m (12'10")
Kitchen	3.60m (11'10") x 1.90m (6'3")
Bedroom 1	4.25m (13'11") x 2.95m (9'8")

En-suite	1.90m (6'3") x 1.40m (4'7")
Bedroom 2	4.25m (13'11") x 2.80m (9'2")
Bathroom	2.30m (7'6") x 1.95m (6'5")

Gross internal floor area (m²): 71m²
EPC Rating: C



THE LOCATION

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 is a good range of schools and amenities within easy reach, including Tesco Extra, Aldi & Lidl all within 15 mins walk, making it a very popular place to call home.




McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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