

231 Forge Street

GERMISTON, GLASGOW, G21 2AR



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**

*Excellent two bed upper-cottage flat, beautifully
upgraded, walk-in condition*



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We are delighted to offer to the market this excellent two-bedroom upper cottage flat, set in a popular family-friendly street that's well known for its neighbourly spirit. Some of the traditional values that make a street a real community are very much alive here. This home makes a perfect place for first-time buyers to get their foot firmly on the property ladder and it's presented in walk-in condition.

THE LOUNGE



The extended and upgraded accommodation consists of a bright and spacious lounge which given its shape would suit a range of furniture configurations. The light floods in from the large windows and helps create a really relaxing and comfortable lounge. There's also ample space for a dining table and the feature fireplace is simply stunning.

THE KITCHEN



The Galley style kitchen is perfect for the home, finished in a range of quality wood fitted units, with a fantastic range and ample space for the freestanding fridge freezer, washing machine, tumble dryer and dishwasher. Freestanding appliances may be available by separate negotiation.





The tiled family bathroom is bright and fresh, finished in a white suite with a mains shower over the luxurious corner spa bath. It's run from the combi boiler, ensuring there's always an instant supply of hot water for long refreshing showers. There are two good sized bedrooms in this lovely home, both with ample space for free-standing furniture and the master with wall-to-wall mirrored wardrobes.

There's ample cupboard space within the hallway to help keep everything clutter-free and in its place. The property further benefits from an incredibly spacious floored loft that adds great extra storage space.

THE BATHROOM



BEDROOM 1



BEDROOM 2



THE ATTIC

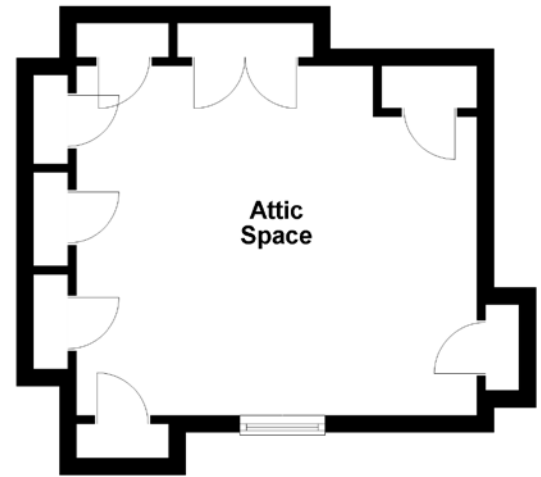
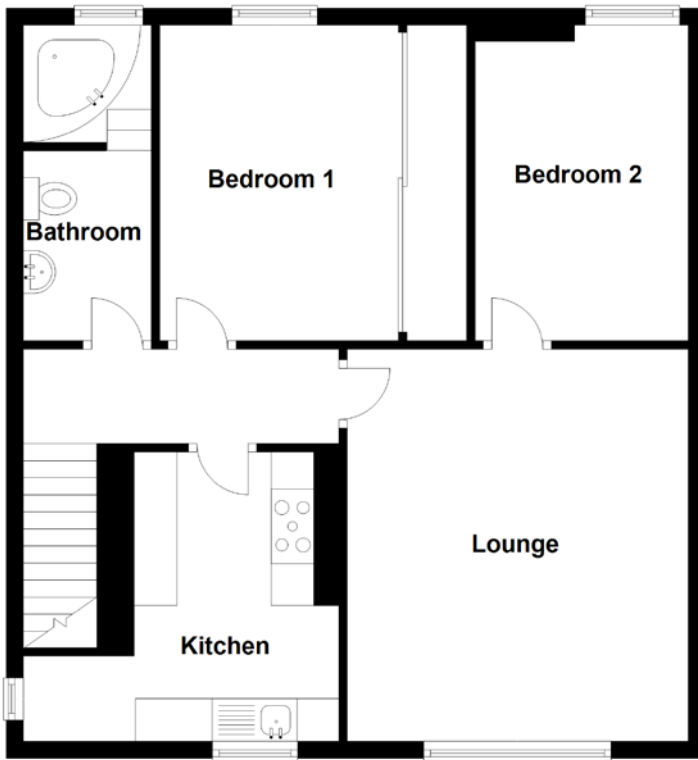


The home is kept warm and comfortable via the double glazing and gas central heating. The open views towards the Campsie Hills from the rear garden are quite simply stunning and the space is also child and pet-friendly. On sunnier days it offers a great place to relax and enjoy at the end of a hard day. Parking is provided via the gated driveway and the property further benefits from a detached garage. Some properties tick all the boxes, we believe this is definitely one of them. Early viewing is strongly advised for this excellent value for money cottage flat.

GARDEN & VIEW



FLOOR PLAN, DIMENSIONS & MAP



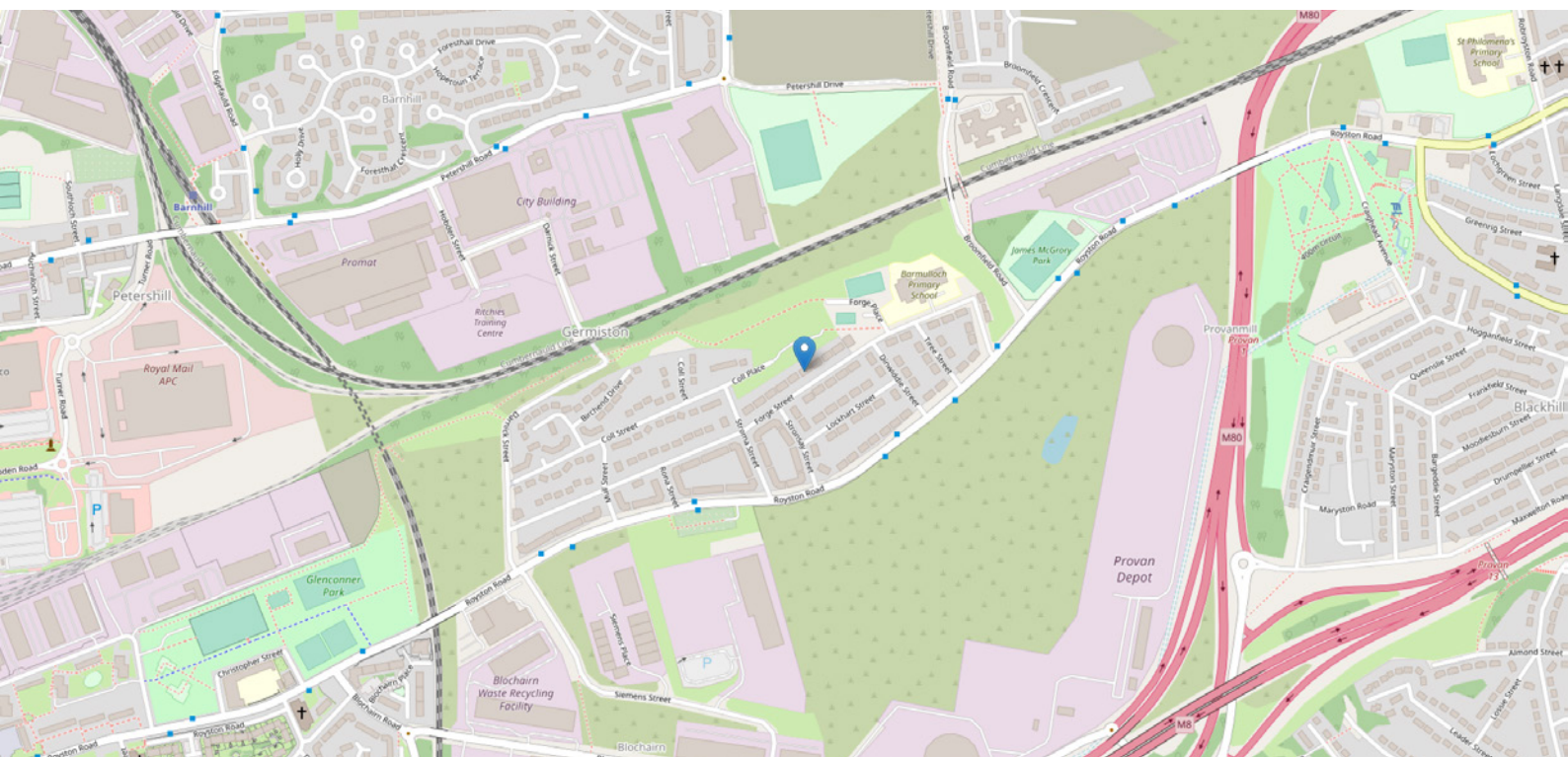
Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'1")
Kitchen	3.50m (11'6") x 3.39m (11'2")
Bedroom 1	3.70m (12'2") x 2.80m (9'2")
Bedroom 2	3.70m (12'2") x 2.50m (8'2")

Bathroom	3.70m (12'2") x 1.50m (4'11")
Attic Space	4.70m (15'5") x 4.10m (13'5")

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

Buyer's Premium Value: £1150.00



THE LOCATION

The popular area of Germiston is a great place to live and commute from, with excellent public transport links via bus and rail to the city centre in fifteen minutes or less. The main motorway links are only five minutes away and help ensure that for those travelling by car, all areas of central Scotland are easily accessible on a daily basis. There is also a good range of shops and amenities within easy reach.




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