

48 Cuthelton

PARKHEAD, GLASGOW, G31 4RG



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



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Excellent two-bed mid-terraced, great accommodation, very popular area.



We are delighted to bring to the market this lovely two-bedroom mid-terraced home, set in a popular family-friendly street that is well known for its neighbourly spirit. Some of the traditional values that make a street a real community are alive here; everybody actually knows each other and the streets are safe for the kids to play out in peace. This lovely home makes a perfect location for any young couple as it is presented in fantastic condition which includes a recently installed kitchen and fully converted loft, leaving the lucky new owners nothing to do except move in and start enjoying it.

THE LOUNGE



The accommodation comprises of a spacious lounge/diner which given its shape would suit a range of furniture configurations. The bright room affords the owners plenty of space for various furniture layouts as well as space for a family-sized dining table. The patio door and window flood the room with light and lead out beautifully to the patio and garden area for after-dinner coffee or drinks on sunnier days.

THE DINING AREA



THE KITCHEN



The kitchen has been newly installed to an excellent standard. It is beautifully fitted in a great range of pearl flush units, with an electric oven and gas hob. It all helps to make it a great space for any chef to serve up a marvellous meal.





There are two good-sized bedrooms in this lovely home, both have ample space for free-standing furniture and built-in mirrored wardrobes. The family bathroom is beautifully finished too, partly tiled and partly decorated with a very stylish design. The shower over the bath contains a mains supply, ensuring an instant supply of hot water for long refreshing showers or soaks.

One of the best things about this property is how the current owner has utilised every bit of space available. A home office is set up below the stairs on the ground floor. This also has enough space for a single bed which can be so convenient. Finally, the loft has been fully converted into another bedroom making this the ideal home for a growing family.

THE BATHROOM



BEDROOM 1



BEDROOM 2



THE ATTIC



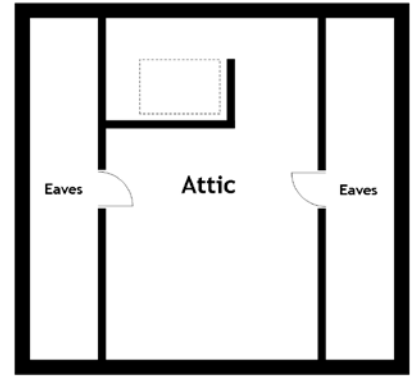
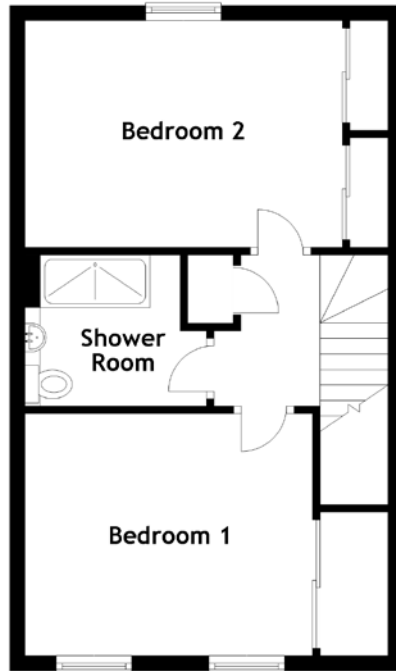
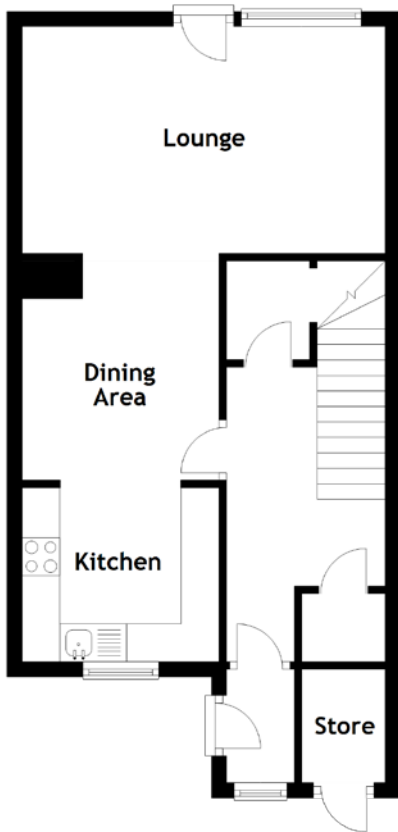
EXTERNALS



The home is kept warm and comfortable via double glazing and gas central heating. The south facing garden is also a real feature, low-maintenance, secure, child-friendly and sun all day long. Parking is off-street adjacent the front of the property.

This great home would make an ideal buy for first-time buyers, a small family, or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised to anyone seeking an excellent family property with all the hard work already done.

FLOOR PLAN, DIMENSIONS & MAP



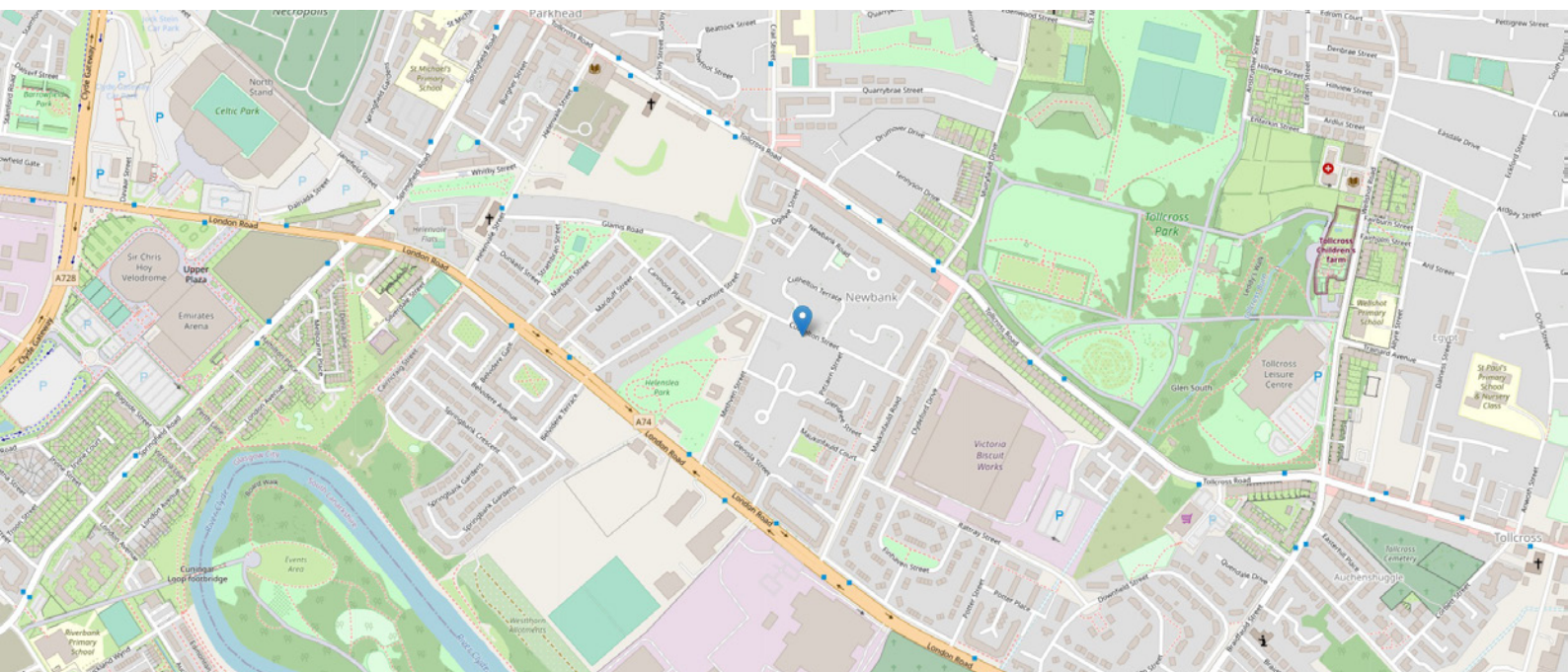
Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.00m (9'10")
Dining Area	2.90m (9'6") x 2.60m (8'6")
Kitchen	2.60m (8'6") x 2.30m (7'7")
Store	1.50m (4'11") x 1.10m (3'7")
Shower Room	2.05m (6'9") x 2.00m (6'7")

Bedroom 1	3.90m (12'10") x 2.90m (9'6")
Bedroom 2	4.20m (13'9") x 3.10m (10'2")
Attic	4.50m (14'9") x 2.80m (9'2")

Gross internal floor area (m²): 78m²
EPC Rating: C

Buyer's Premium Value: £2800.00



THE LOCATION

Cuthelton Street is a great place to live and commute from. Local shops, cafes and great food outlets are only a few minutes away.





The area benefits from very regular public transport links, both by road and rail to the heart of the city in fifteen minutes or less. Glasgow International Airport is located only seven miles away and the motorway links mean all areas of central Scotland are easily attainable on a daily basis.



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