

115 Fulton Street

ANNIELANDS, GLASGOW, G13 1DP



A beautifully presented two bedroom mid-terraced villa, located within the west end of Glasgow's sought after G13 district



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Part Exchange Available. We are pleased to offer to the market this deceptively spacious two-bedroom, mid-terraced villa, split over two levels offering excellent family accommodation. The property would be an ideal purchase for many potential purchasers looking for their ideal home. Room dimensions are generous, and the accommodation has been arranged to offer flexibility and individuality. A welcoming hallway entrance leads to all apartments on this level.

THE LOUNGE



The formal lounge is flooded with natural from the bay window to the front aspect and offers an interesting outlook. The feature fire and surround give the room a real cosy feel.

THE KITCHEN



The kitchen has a good range of floor and wall mounted units with a contrasting worktop, creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances and space plumbed for free-standing appliances.





The first-floor accommodation offers two good sized bedrooms, both of which are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. A family bathroom suite completes the impressive accommodation on this level.

BEDROOM 1



BEDROOM 2



THE BATHROOM

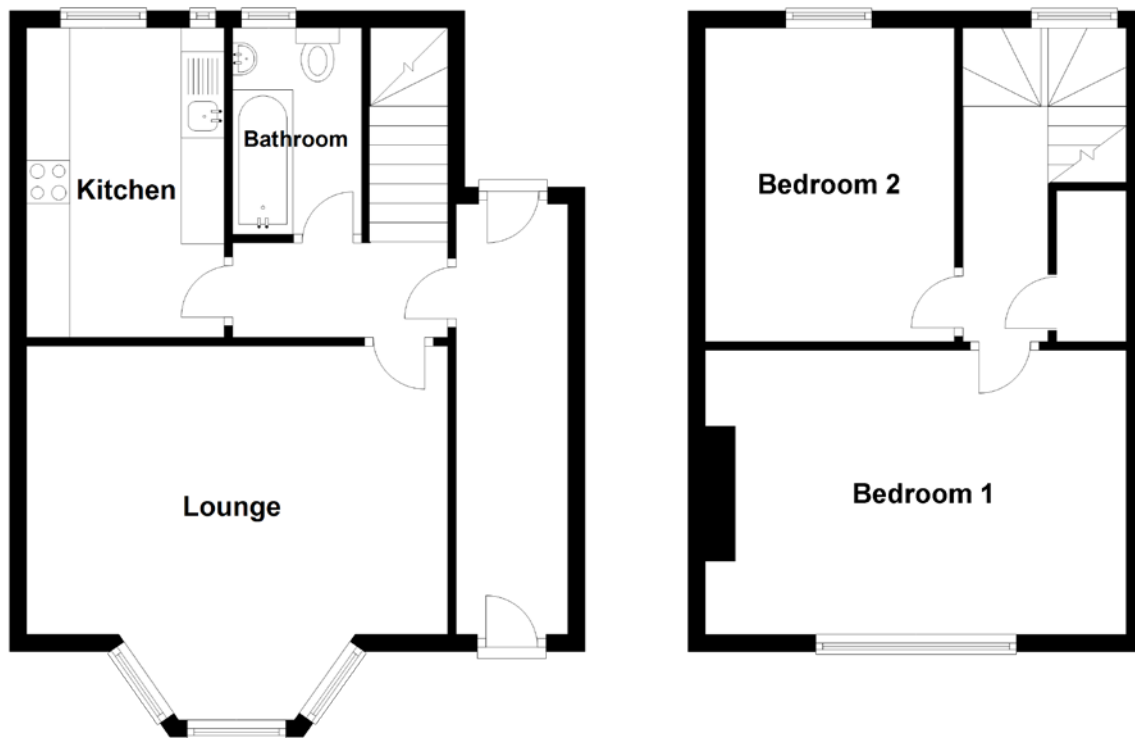


Externally the property has private front and rear gardens. The rear garden is fully enclosed and provides a safe environment for children and pets. Many a summers day will be spent here enjoying the peace and quiet.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP

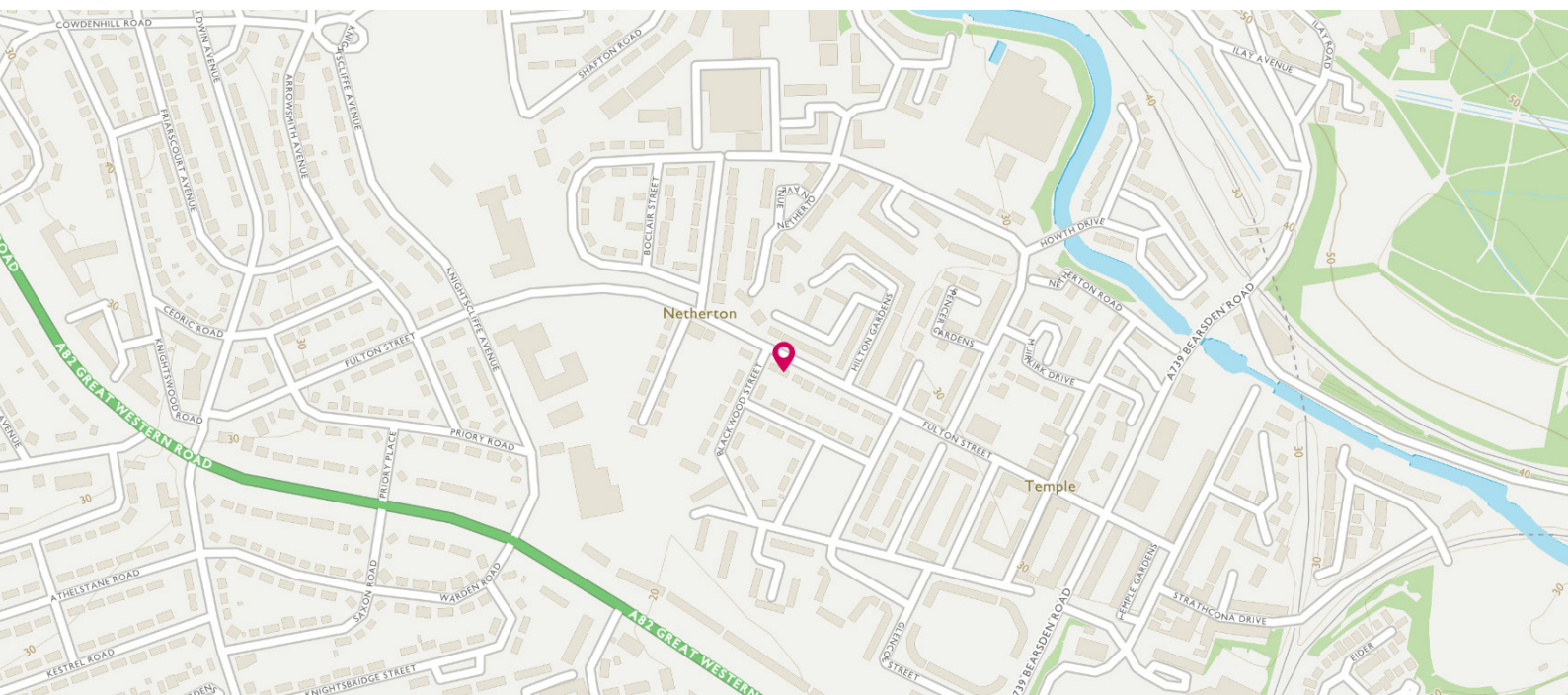


Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.35m (11')
Kitchen	3.60m (11'10") x 2.30m (7'7")
Bedroom 1	4.90m (16'1") x 3.35m (11')
Bedroom 2	3.65m (12') x 2.90m (9'6")
Bathroom	2.40m (7'10") x 1.40m (4'7")

Gross internal floor area (m²): 70m²
EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



THE LOCATION

Fulton Street is located within the west end of Glasgow's sought after G13 district and has easy, level walking distance access to excellent local shops and services at Anniesland Cross and the area is well served by primary and secondary schooling in both the state and independent sectors.





The area has excellent travel links provided by good road networks and access to main arterial routes, frequent bus services, as well as Anniesland railway station with a regular service to and from the city. Glasgow International Airport is easily accessed via the Clyde tunnel and M8 motorway.

A walk or short drive along leafy Great Western Road leads to the vibrant West End, home to lively bars, boutique shops and the historic University.



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