

36 Claddens Street

PARKHOUSE, GLASGOW, G22 6LX



*PERFECT FOR FIRST-TIME BUYERS OR A GREAT
BUY-TO-LET INVESTMENT*



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We are delighted to offer to the market this excellent two bedroom lower cottage flat, set in the ever-popular Parkhouse area of the city. The property offers an excellent home for any young couple or small family to enjoy.

Accommodation comprises. A spacious bright and contemporary lounge/diner would suit a range of furniture configurations. The room benefits from a beautiful feature fireplace with large windows which allow an abundance of natural light in and help create a very relaxing atmosphere to enjoy. The large galley style kitchen is perfect for the home, finished in a range of wood units, with a gas cooker with ample space for a washing machine, tumble dryer or dishwasher and a fridge freezer. Freestanding appliances may be available by separate negotiation. There are two good sized double bedrooms in this lovely property, both with ample space for freestanding furniture, and lots of natural light streaming through them. The tiled bathroom is bright and fresh and contains a White toilet and sink with an easy access shower, containing an electric shower unit.

The property is kept warm and comfortable via double glazing and gas central heating. Handy off-street Parking is provided to the driveway and the property has front and rear garden space along with a communal garden area for drying. The property also has the added benefit of a back and front door. Early viewing is absolutely essential to fully appreciate this great property as it would make a great home for so many potential buyers.



the lounge





the kitchen



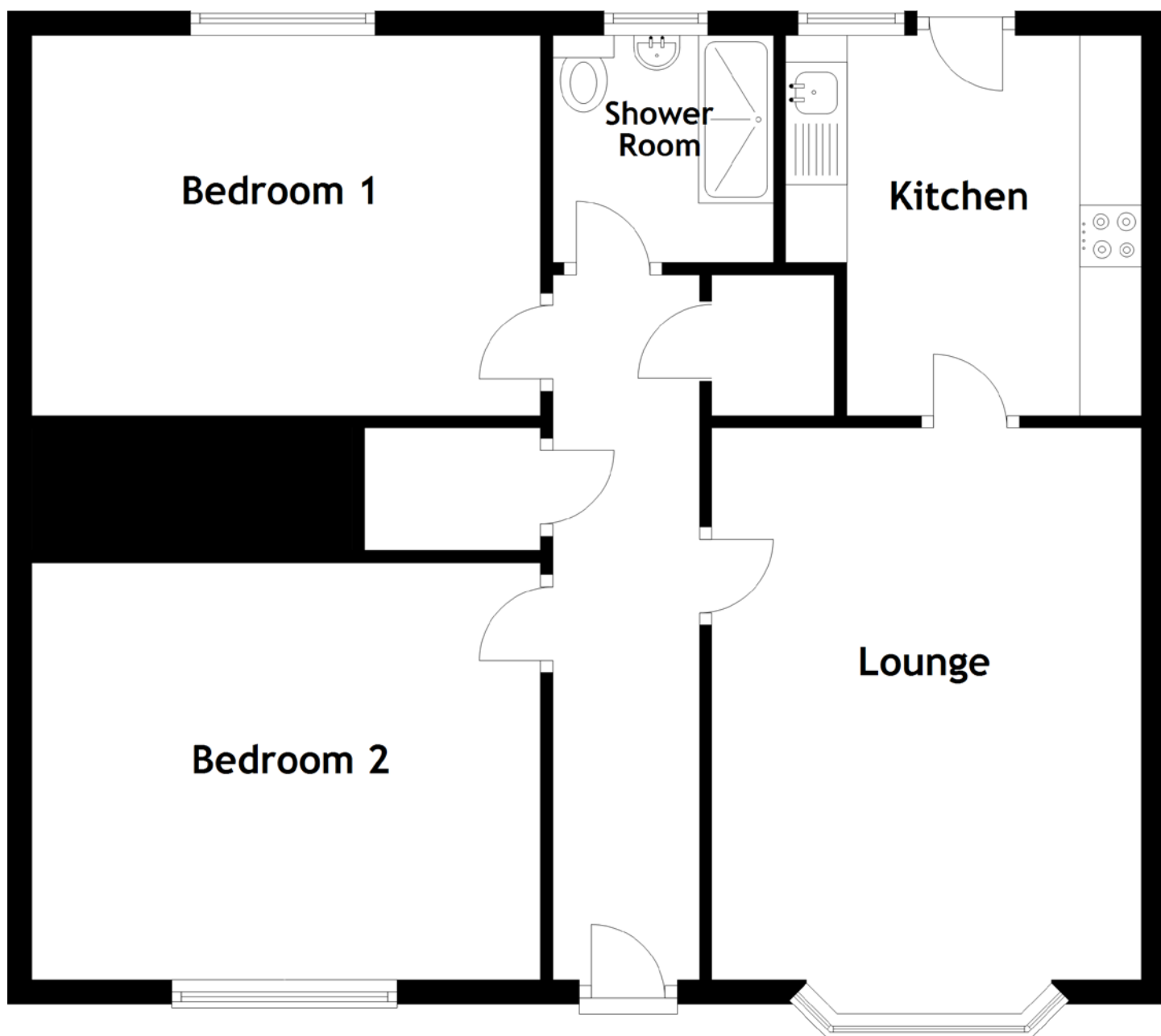
the bedrooms





shower room





Approximate Dimensions
(Taken from the widest point)

Lounge	4.55m (14'11") x 3.70m (12'2")	Shower Room	1.85m (6'1") x 1.80m (5'11")
Kitchen	3.10m (10'2") x 2.90m (9'6")	Gross internal floor area (m ²): 71m ² EPC Rating: D	
Bedroom 1	4.15m (13'7") x 3.10m (10'2")		
Bedroom 2	4.20m (13'9") x 3.40m (11'2")		



communal garden





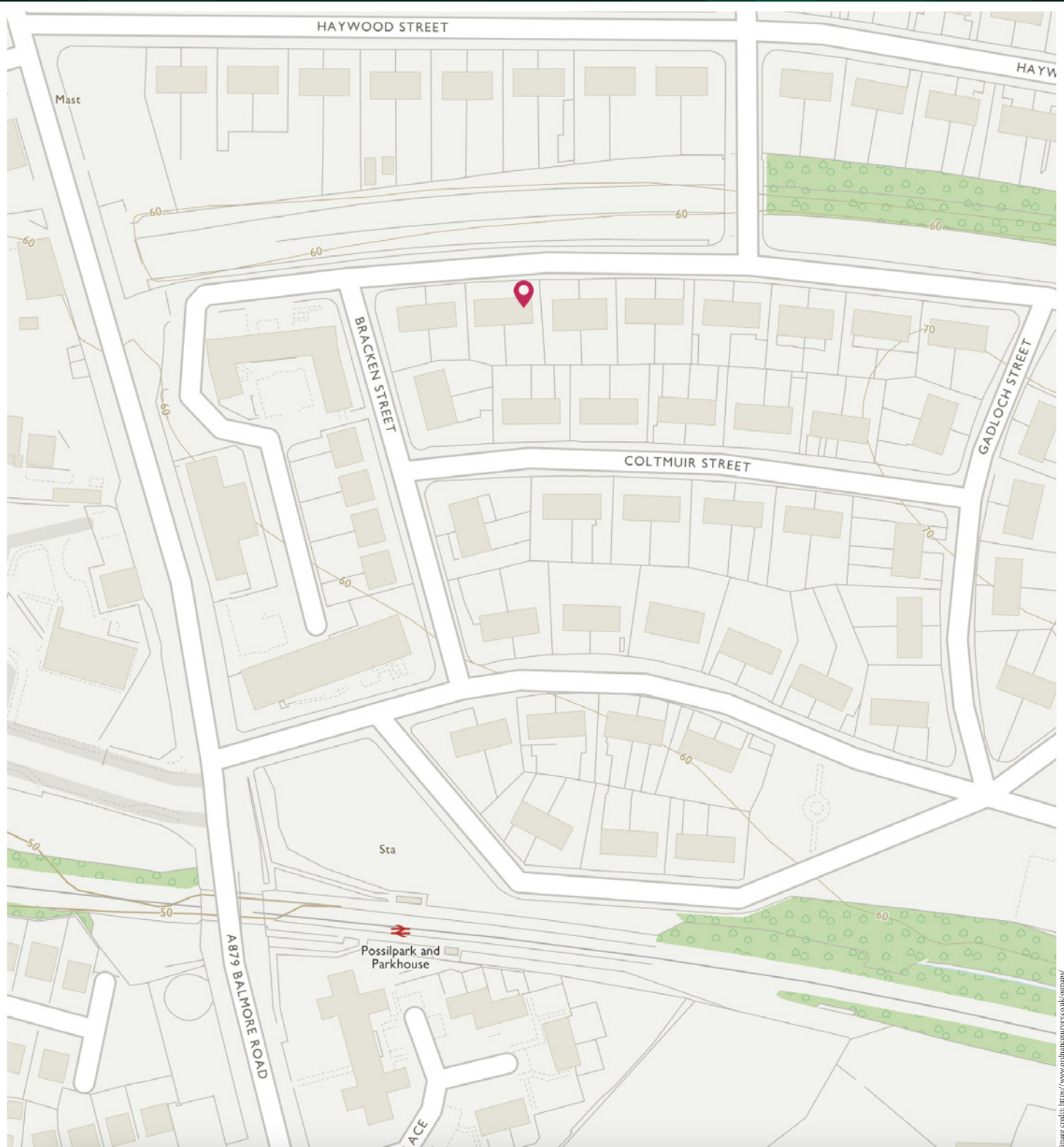
Claddens Street, Parkhouse in the North East area of Glasgow is a great place to both commute from and to call home. It is only a short distance to Byres road and the trendy West End, for all the bars, cafe's, and restaurants, anyone could ever wish for.

Public transport links are excellent via railway stations at Possilpark and Parkhouse or Ashfield, and up to 6 buses an hour to the city centre.

For those commuting further afield, the main motorway links are only five minutes drive away. There is also a good range of local nurseries and schools and plenty of options for daily household shopping.

The abundance of local leisure facilities, many within walking distance, range from whitewater kayaking at Pinkston, through many varied attractions, to the local squash and golf clubs. Easy access to the extensive Forth and Clyde canal paths provide further opportunities for leisure and activity.

The Location



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Part
Exchange
Available



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Professional photography
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Photographer



Layout graphics and design
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