

0/2 46 Carbisdale Street

SPRINGBURN, GLASGOW, G22 6BU



Excellent two bedroom ground floor apartment, set in a popular location



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We are delighted to bring to the market this excellent two bedroom ground floor apartment, set in a popular location with a great family spirit all around. These apartments are eternally popular given the traditional values favoured by families, it's a community where everyone knows each other and people actually take the time to talk to one another.

This excellent value for money spacious property is ideal for any first-time buyers as it offers an easy upgrade project for anyone with an eye for interior design. Although highly functional as is, the property is a real blank canvas and it offers an exceptional opportunity to take one of these apartments and transform it with the latest modern kitchen and bathroom and an internal makeover which when completed would take it to another level and create a very comfortable home for anyone to enjoy. Alternatively, as a Buy-To-Let investment as it is it would bring a solid monthly return at a relatively small outlay compared to its potential.

THE LOUNGE



Accommodation comprises of a bright and spacious lounge/ diner with views to the front aspect. The size and free space in the room would suit a range of furniture configurations.

THE KITCHEN & BALCONY

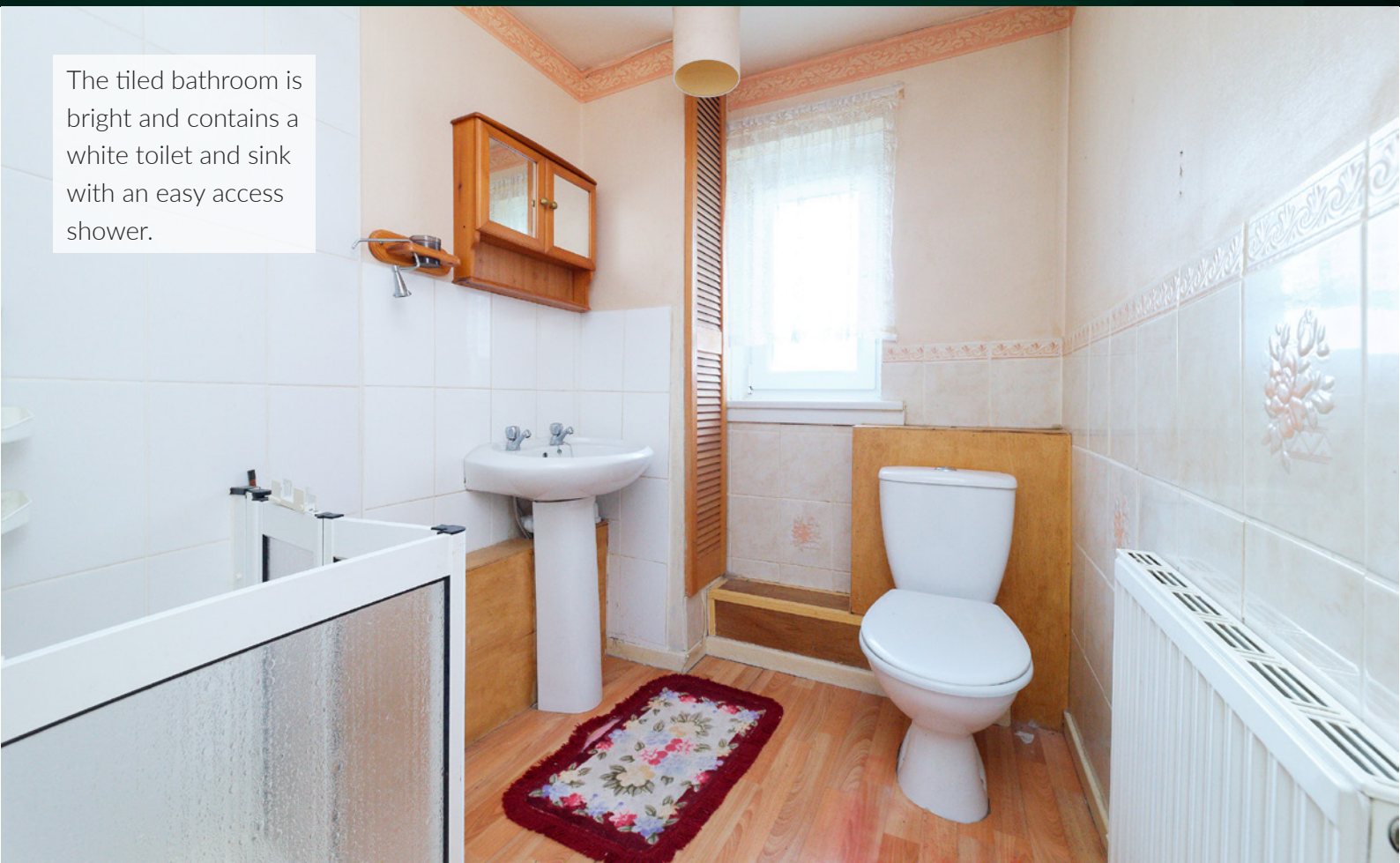


The galley style kitchen is fitted with a range of light wood units with an electric oven and hob, with ample space for the washing machine and fridge freezer.



THE BATHROOM

The tiled bathroom is bright and contains a white toilet and sink with an easy access shower.





There are two double bedrooms, both with ample space for free standing furniture. The hallway contains a handy storage cupboard to help keep the apartment clutter-free at all times.

BEDROOM 1



BEDROOM 2



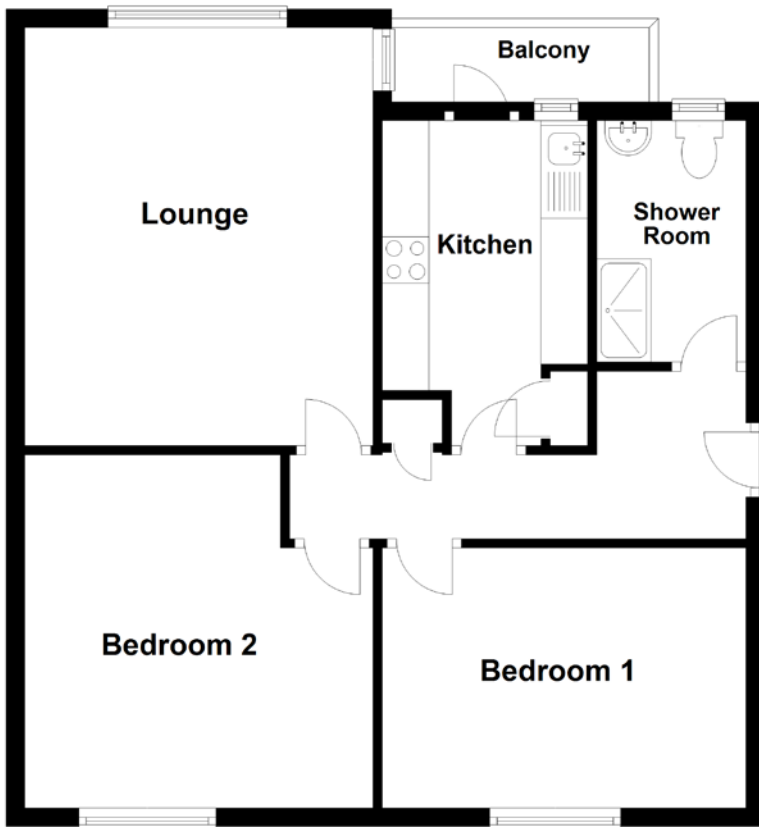
The property is kept warm and comfortable courtesy of the double glazing and gas central heating whilst on sunnier days the balcony offers a great spot to relax with a coffee and a good book. Parking is on-street.

Early viewing is strongly advised for this excellent first-time buyer or Buy-to-let apartment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

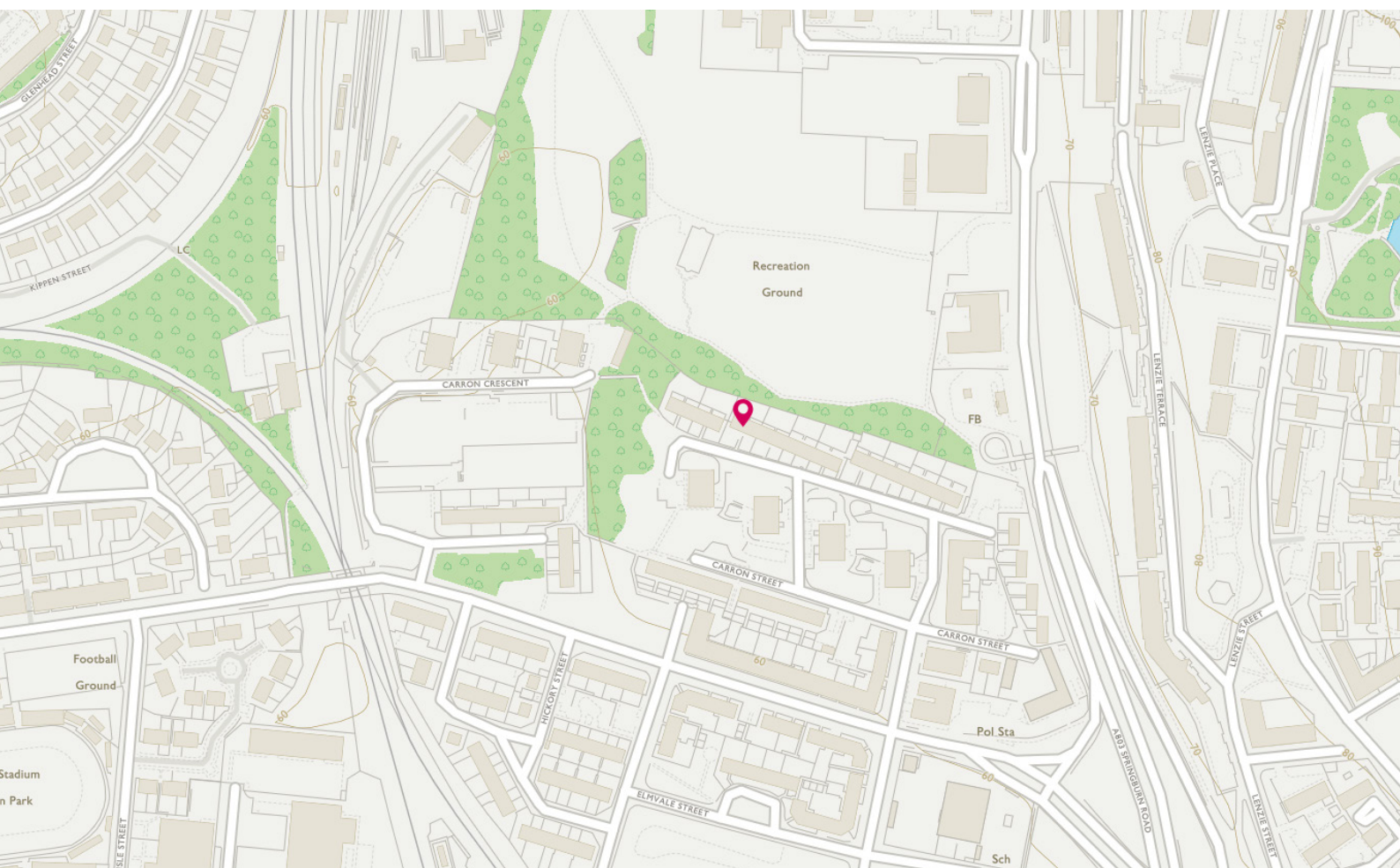


Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.80m (12'5")
Kitchen	3.50m (11'6") x 2.21m (7'3")
Bedroom 1	3.80m (12'6") x 2.70m (8'10")
Bedroom 2	3.80m (12'6") x 3.75m (12'4")
Shower Room	2.60m (8'6") x 1.60m (5'3")

Gross internal floor area (m²): 61m²

EPC Rating: C



THE LOCATION

Carbisdale Street is a great place to call home, with the main motorway links only 5 minutes drive away commuting by car to all parts of central Scotland is easily accessible.

There are a range of schools accessible within the area and plenty of options for daily household shopping within a short distance. Glasgow city centre is only 15 minutes away by public transport.





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