

# 31 Brora Street

RIDDRIE, GLASGOW, G33 2BY



*Excellent two-bed lower-cottage flat, good condition, popular area of Riddrie only five minutes from Dennistoun*



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We are delighted to offer to the market this lovely two-bedroom lower-cottage flat, set in the popular area of Riddrie. Some of the traditional neighbourly values that make a real friendly community are alive here. These homes are becoming evermore popular and rare. This home makes a perfect place for first-time buyers to get their foot firmly on the property ladder, the property is highly affordable and presented in good condition.

# THE LOUNGE



The 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 window and helps create a really relaxing and comfortable space. The focal point of the room is the traditional open fireplace, a welcome source of warmth and comfort to come home to on colder days. There's also ample space for a dining table.

# THE KITCHEN



The galley-style kitchen is finished in a range of units, with an electric cooker and ample space for the freestanding fridge freezer, washing machine, and dishwasher. Free-standing appliances may be available by separate negotiation.





The bathroom is bright and fresh, with 'Wet-Wall' panels and a thermostatic shower over the bath, ensuring an instant supply of hot water for refreshing showers. There are two good-sized bedrooms in this lovely home, both with ample space for free-standing furniture.

There are good cupboard spaces throughout, to help keep everything clutter-free and in its place.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2





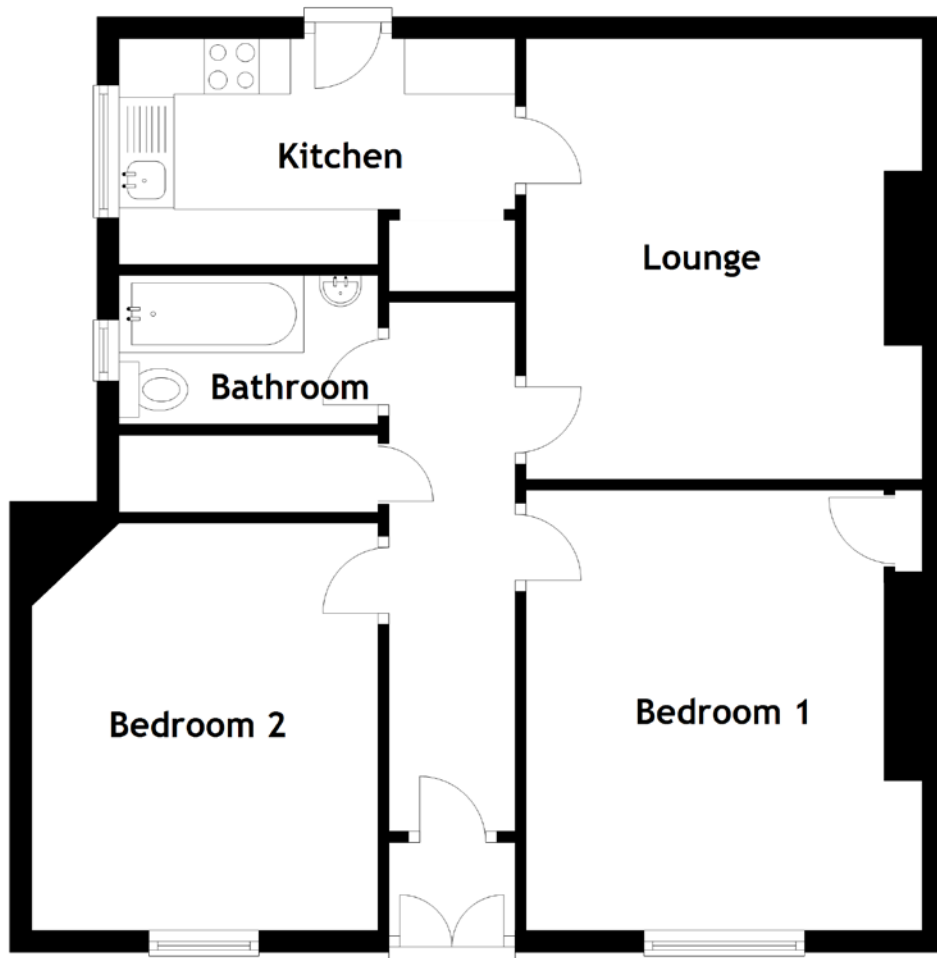
The home is kept warm and comfortable via double glazing and gas central heating. The rear garden offers excellent outdoor space and on sunnier days it offers a great place to relax and enjoy at the end of a hard day. Parking is On-Street. Early viewing is strongly advised for this excellent value-for-money cottage flat, set in an ever-popular location.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

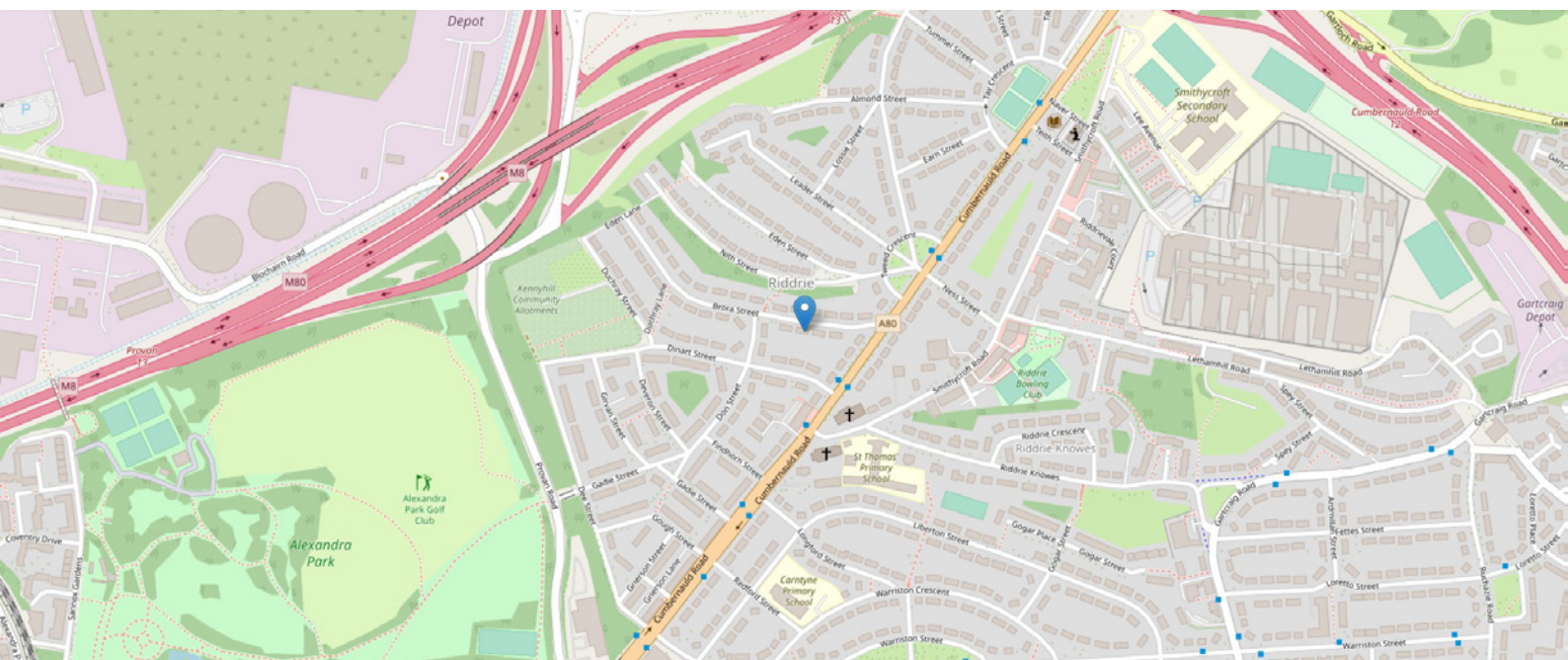


Approximate Dimensions (Taken from the widest point)

Lounge 4.00m (13'1") x 3.60m (11'10")  
 Kitchen 3.60m (11'10") x 2.05m (6'9")  
 Bathroom 2.35m (7'9") x 1.35m (4'5")

Bedroom 1 4.00m (13'1") x 3.60m (11'10")  
 Bedroom 2 3.70m (12'2") x 3.15m (10'4")

Gross internal floor area (m<sup>2</sup>): 58m<sup>2</sup>  
 EPC Rating: D





# THE LOCATION

31 Brora Street is located in the popular area of Riddrie and offers a wide range of amenities including primary and secondary schooling, shopping and recreational facilities all nearby.







Dennistoun is only five minutes walk away. Conveniently situated just minutes from the main motorway network, making access relatively easy by road to all major towns in central Scotland. There are a few train stations also within easy reach, as are the regular bus services to the heart of the city in only fifteen minutes or so.



  
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