



Ground Floor Flat

10 Hermiston Place, Springboig, GLASGOW, G32 0LT

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Description

Situated in a lovely residential cul-de-sac this two bedroom lower cottage flat is presented in immaculate condition and will suit a variety of buyers. This property has a lovely kerbside appearance with a private front garden and gated pathway leading to the front door. Furthermore there is a back door from this property leading directly to a private enclosed garden.

The property is very well presented and has been beautifully maintained however still offers scope to add your own ideas of fixtures, fittings and decor.

The reception hall leads to all the main rooms and there is handy storage space within a deep cupboard.

Both bedrooms are of excellent proportion, Bedroom one is to the front and has fitted wardrobe and cupboard space to one wall. Bedroom two is to the rear and has a cupboard which houses the gas central heating boiler.

The lounge is a lovely reception room and offers a superb space to relax and entertain within. The focal point of this room is a feature fire place and a broad window formation lends light and offers pleasant aspects over the front garden. A doorway from the lounge leads to the kitchen.

This kitchen is fitted with an array of units and there is ample space for a fridge freezer, cooker and washing machine. There are two window formations lending light and a door provides direct access to the rear garden. The shower room completes the accommodation and has been beautifully refurbished in recent times. There is a broad shower cubicle with mains shower, a wc and a wash hand basin with fitted furniture beneath. A window to the rear lends natural light to this room.

This home has double glazed windows and a gas fired central heating system with Potterton combination boiler.

Worth particular mention are the delightful gardens to both front and rear which offer a lovely private outdoor space to be enjoyed. To the front is a neatly tended lawn enclosed by hedging and with a central pathway. The enclosed rear garden is also very neatly presented with level lawn bordered by mature shrubs and there is also a paved patio area.

Hermiston Place is a quiet cul-de-sac situated within the much admired Springboig district lying to the east of Glasgow. The immediate and surrounding areas offer a host of local amenities and recreational facilities. A selection of shops can be found on Springboig Road with more extensive shopping available at the nearby Tesco Extra and Aldi. Further shopping and recreational facilities can be found at the Glasgow Fort retail outlet. Those commuting have easy access to bus routes and Shettleston Train Station is just a short walk away and operates regular services to Queen Street Station and to Edinburgh. There are also excellent road links to the M8 and M74/M73 Motorway networks. Those requiring educational facilities have access to nearby Nurseries and Schools.

Room Dimensions

Reception hall	4.32 m x 1.57 m / 14'2" x 5'2"
Lounge	4.42 m x 3.86 m / 14'6" x 12'8"
Kitchen	3.63 m x 2.36 m / 11'11" x 7'9"
Bedroom 1	3.76 m x 3.05 m / 12'4" x 10'0"
Bedroom 2	3.86 m x 2.67 m / 12'8" x 8'9"
Shower Room	2.01 m x 1.68 m / 6'7" x 5'6"

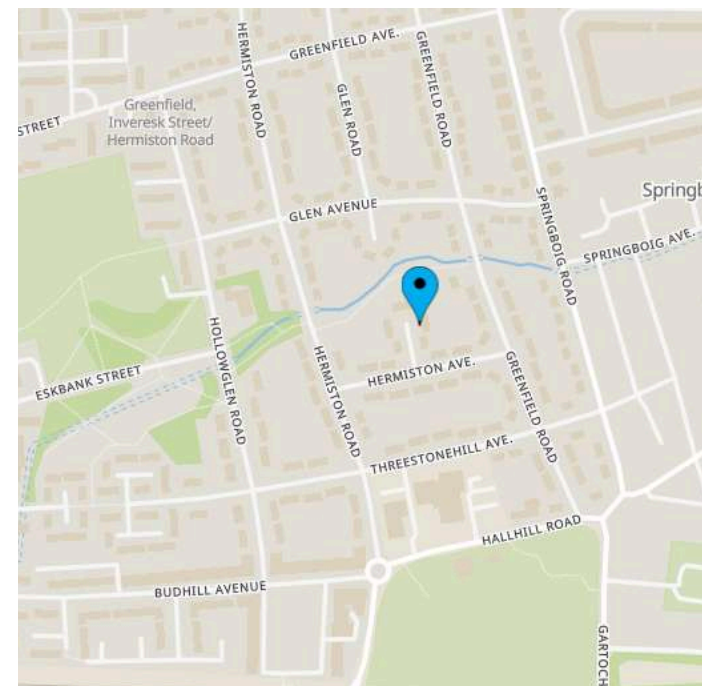
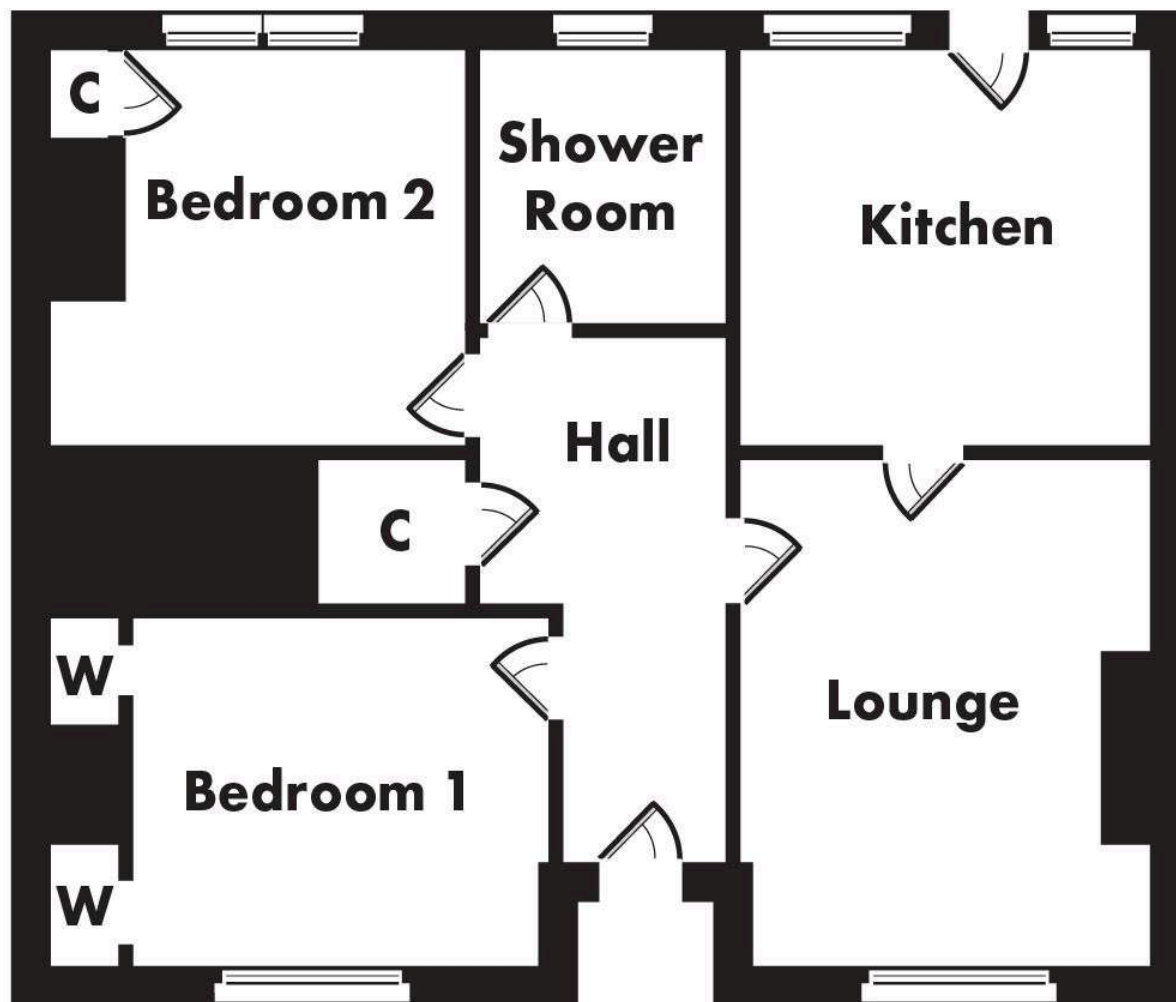
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Features

Main door lower cottage flat
Quiet cul-de-sac setting
Two bedrooms
Private gardens to front and rear
Gas central heating & double glazing
Short distance to shops and transport links



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling north on Hallhill Road continue passing Shettleston Train Station and at the roundabout proceed straight ahead onto Hermiston Road. Turn 2nd right into Hermiston Avenue and then left into Hermiston Place. The property is along on the right hand side.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

Property Manager: Iain Macmillan • Telephone: **0141 331 0741**

Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
1242 Shettleston Road, Shettleston, G32 7PG F: 0141 763 1948

For further information:

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