



Ground Floor Flat
643 Carntyne Road, Carntyne, G32 6LE
Offers Over £52,000

prp properties
Solicitors and Estate Agents





Description

This two bedroom lower cottage flat sits on an elevated position and enjoys its own private front & back door and garden space. Although requiring some modernisation this property offers superb potential and enjoys a central setting just a short distance from a host of local amenities.

A few steps from pavement level lead to a shared pathway which runs along the side of the building. This property has a private front garden mainly laid in lawn with monoblock paving leading to the entrance door.

Inside a long reception hall welcomes you in and links to all the principal rooms. There are two nicely proportioned bedrooms, the larger bedroom one is to the front whilst bedroom two is to the rear. Both bedrooms have handy enclosed storage space. The lounge is another well proportioned room offering a great space to relax and entertain within. The focal point of this room is a fireplace with gas fire. A broad window formation to the front elevation lends plenty of natural light. Mention should be made of the pleasant aspects over the front garden and beyond.

A doorway to the rear of the lounge leads to the modern fitted kitchen which comes complete with integrated gas hob and electric oven. The washing machine is also included in the sale. A deep cupboard provides extra storage space and the gas fired combination boiler is housed here. Two window formations lend light and a door provides direct access to the rear garden.

The bathroom completes the accommodation on offer and is fitted with a three piece suite and shower attachment to the bath. The walls are tiled and there is a window formation to the rear.

The windows have been replaced with PVC framed double glazed units. External doors to the front and rear are formed in PVC with double glazed panels. There is a gas fired central heating system with Potterton combination boiler.

As noted there is a private front garden with lawn, monoblock paving and a terraced decking area. To the rear this property has a patio area immediately adjacent to the building and a decking area to the far rear with a shared drying green in the middle.

643 Carnyne Road enjoys a popular setting within the Carnyne district lying to the east of Glasgow. There are convenient local shops and amenities just round the corner on Carnynehall Road & Edinburgh Road including a Post Office, Chemist and Doctors Surgery. Further shopping & recreational facilities are available at the nearby Forge Shopping Centre and also at the Glasgow Fort Retail Park. Those commuting have excellent road links to Glasgow City Centre and to the M8 and M74 Motorway networks. There are regular bus services operating in the area and Carnyne Train Station is just a short walk away. Furthermore there is highly regarded schooling available at both Primary and Secondary level within the immediate and surrounding areas.

This property is of non-traditional "Winget" construction and as such is not considered suitable security for mortgage lending purposes. Hence offers are invited from cash buyers only.

Room Dimensions

Reception hall	5.74 m x 1.19 m / 18'10" x 3'11"
Lounge	4.60 m x 3.84 m / 15'1" x 12'7"
Kitchen	3.05 m x 3.00 m / 10'0" x 9'10"
Bedroom 1	3.91 m x 3.40 m / 12'10" x 11'2"
Bedroom 2	3.91 m x 2.97 m / 12'10" x 9'9"
Bathroom	2.01 m x 1.88 m / 6'7" x 6'2"

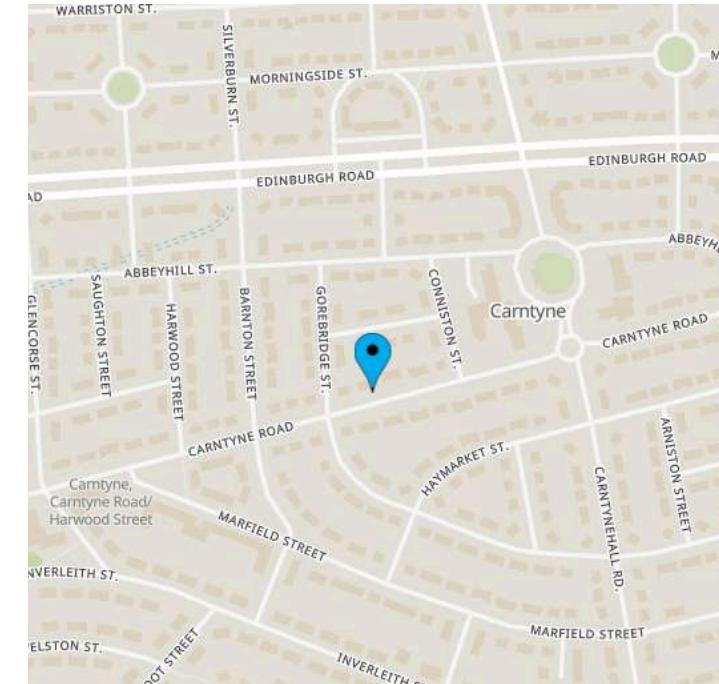
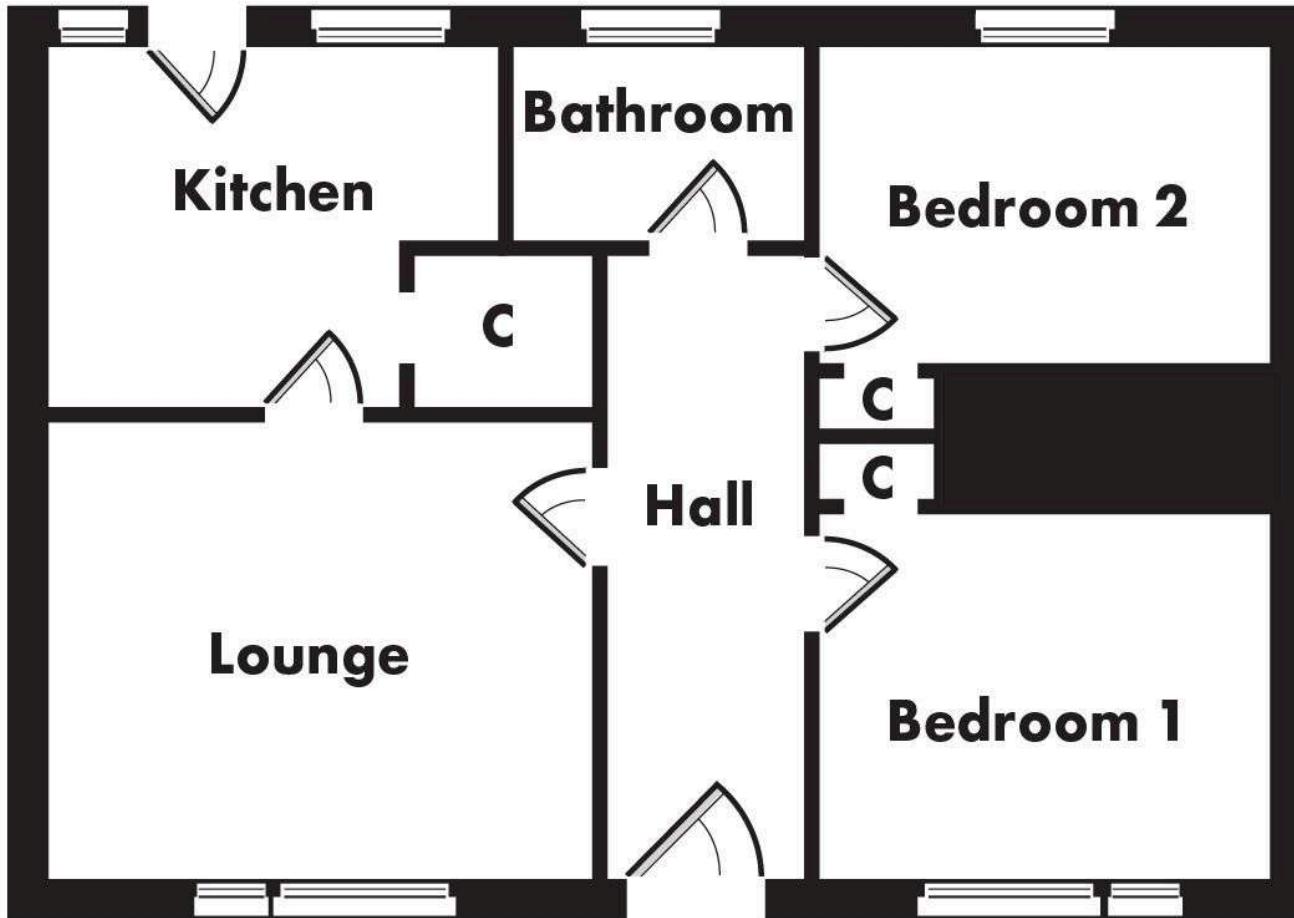
EPC: D

Features

Sought after two bedroom lower cottage flat
Private front & rear doors and garden space
Excellent potential
Much admired location
Close to local schools, shops, bus & train
Cash purchase only



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling along Edinburgh Road continue to the traffic lights at Carntynehall Road and then proceed south onto Carntynehall Road passing the local shops. At the first roundabout proceed straight ahead and at the second roundabout take the third exit (right) onto Carnyne Road. This property is found a short distance 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:
Or to view this property please call:
0141 331 0741



properties

Solicitors and Estate Agents

PRP properties is a trading name of PRP Legal Limited (Registered Company Number SC411714)

ESPC Ref: E443556

éspc

DISCLAIMER
Whilst we endeavour to make particulars as accurate as possible they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.