



First Floor Flat

1/2 65 Anstruther Street, GLASGOW, G32 7BB

Offers Over £72,500



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Description

This two bedroom first floor flat sits within a purpose built development and enjoys a much admired position with views towards Tollcross Park. A much loved family home for many years this property has been well maintained but still offers potential to add your own ideas of decor, fixtures & fittings.

The building has a buzzer entry system and neatly presented common close and stairway. To the rear of the building is the shared back court and bin store. This property is found on the first floor on the right hand side. Worth mention are the two deep walk in cupboards found off the landing which afford substantial storage space.

The accommodation on offer will suit a variety of buyers. There are two nicely proportioned bedrooms, bedroom one to the front and bedroom two to the rear. The lounge is a lovely reception room offering a comfortable space to relax and entertain within. A broad window formation lends light and a door provides access to the sun balcony. Mention should be made of the fantastic outlook towards Tollcross Park which can be enjoyed from the balcony, lounge and bedroom one. The kitchen is very well appointed complete with a range of units and worktops. The cooker, washing machine and fridge freezer are included in the sale. To the rear is a window formation and a wall unit adjacent houses the gas central heating boiler. The shower room is tiled to ceiling height and fitted with a broad shower cubicle, WC and wash hand basin. A window to the rear lends light.

This property has modern PVC framed double glazed windows and the Viessmann combination boiler was installed in 2020.

Anstruther Street enjoys a superb position just a short walk from a host of local amenities. There are a wide range of high street shops available on both Shettleston Road & Tollcross Road with a Tesco Extra, Aldi & Lidl also within the immediate area. The Forge Shopping Centre & Glasgow Fort Retail Park offer further shopping and recreational facilities. Tollcross Swimming Pool and Tollcross Park are within easy walking distance. Those commuting have access to regular bus services and both Carntyne and Shettleston Train Stations are within easy reach and operate regular services to Glasgow Queen Street (approx 10 min journey time) and to Edinburgh Waverley. There are also excellent road links to Glasgow city centre, the M8 & M74 motorway networks.



Room Dimensions

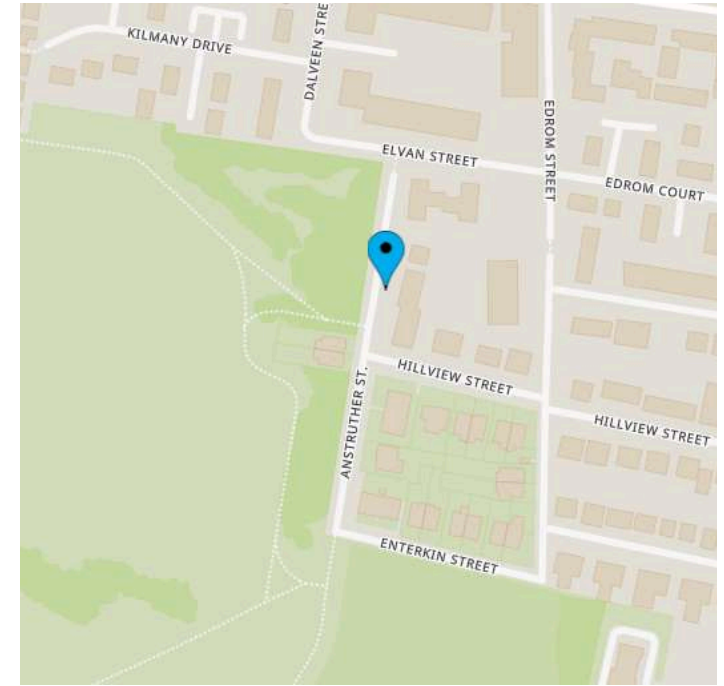
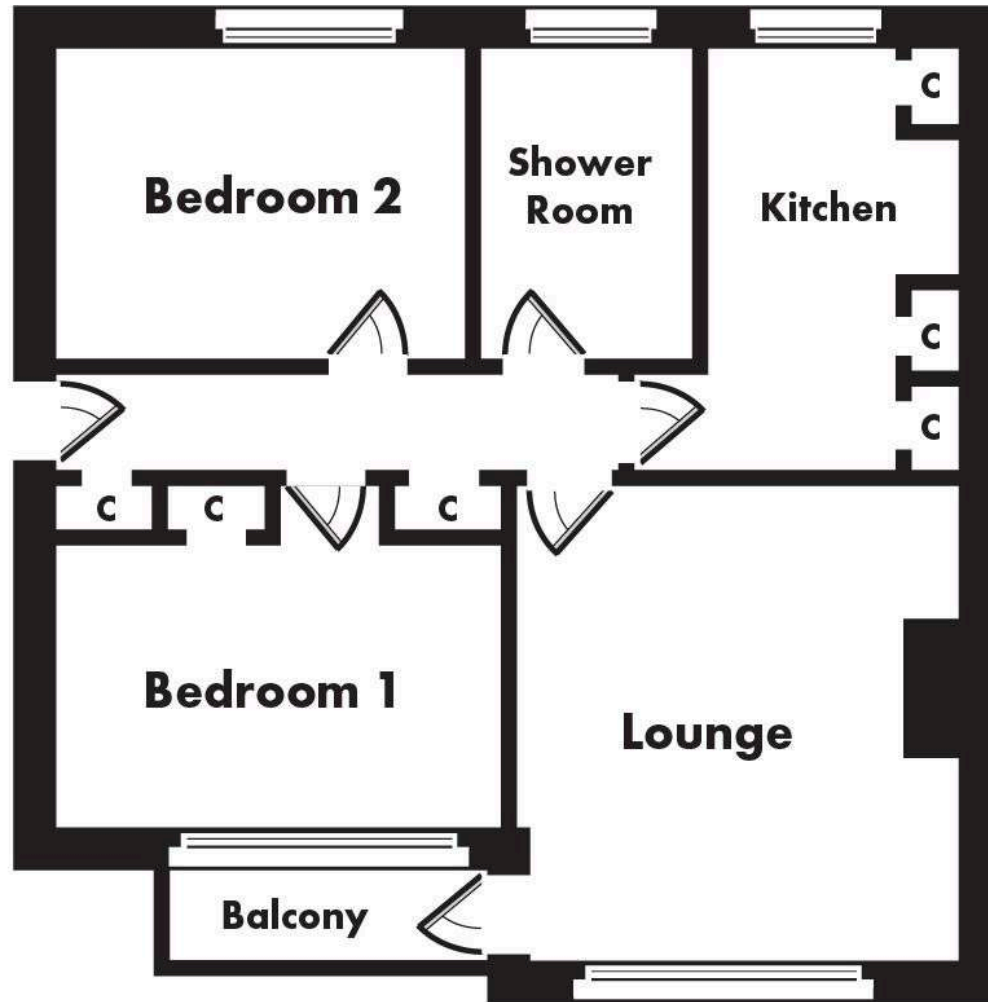
Hall	4.98 m x 1.04 m / 16'4" x 3'5"
Lounge	3.71 m x 4.83 m / 12'2" x 15'10"
Kitchen	3.91 m x 1.83 m / 12'10" x 6'0"
Bedroom 1	3.71 m x 3.76 m / 12'2" x 12'4"
Bedroom 2	3.68 m x 2.77 m / 12'1" x 9'1"
Shower Room	2.77 m x 1.45 m / 9'1" x 4'9"

EPC: C

Features

- First floor flat
- Two bedrooms
- Lovely position opposite Tollcross Park
- Gas central heating - new boiler in 2020
- Modern double glazed windows
- Short distance to shops, bus & train

Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling along Shettleston Road proceed south on Wellshot Road. Take the 2nd right into Hillview Street and continue to the top of the road to the junction with Anstruther Street. Turn right and the property is on your 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.

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Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
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For further information:

Or to view this property please call:
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