





McEwan Fraser Legal

Solicitors & Estate Agents

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0/2, 780 Tollcross Road

GLASGOW, G32 8TY

0/2, 780 TOLLCROSS ROAD

LOCATION

The popular area of Tollcross Road is a great place to live and commute from. The transport links by bus and rail are frequent and it is a mere fifteen minutes to the heart of Glasgow city centre. For those travelling by car the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of amenities within easy reach making it a very popular place to call home.

PROPERTY

We are delighted to bring to the market this excellent two-bed apartment, set on a preferred ground floor with views looking towards the park. Set In a popular family friendly area that is well known for its neighbourly spirit. Some of the old-fashioned values that make a community are alive here, everybody actually knows each other and the residents of the block are friendly and very neighbourly. This lovely apartment makes a perfect place to settle for a young couple as a starter flat or a fantastic Buy-To-Let investment.

The accommodation comprises of a bright and very spacious lounge/diner, which owing to its shape would suit a range of furniture configurations. The kitchen is perfect for the home, finished in a range of white fitted units, backed by clean white tiles, with a gas hob, electric oven and ample space for the washing machine and fridge freezer, making it a great space for any chef to serve up a lovely meal. The tiled bathroom is bright and fresh, finished in a white suite with an electric shower over the bath, ensuring an instant supply of piping hot water for long refreshing showers. There are two good sized double bedrooms in this apartment, both have room for freestanding furniture and the master has very handy built in mirrored wardrobes.

The home is kept warm, comfortable, cosy and secure via the double glazing, gas central heating and secure entry door system. Presented in walk-in condition with all the hard work already done, having just been fully redecorated top to bottom. Early viewing is strongly advised for this perfect starter apartment that's just waiting for new owners to call it our home.





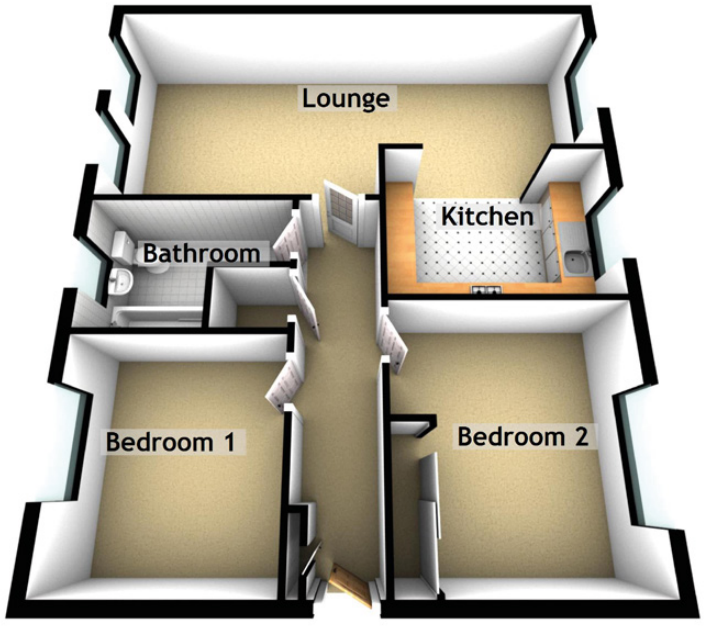









PROPERTY SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	7.80m (25'7") x 3.50m (11'6")
Kitchen	3.60m (11'10") x 2.40m (7'10")
Bedroom 1	3.30m (10'10") x 3.00m (9'10")
Bedroom 2	3.60m (11'10") x 3.60m (11'10")
Bathroom	3.00m (9'10") x 2.00m (6'7")

Gross internal floor area (m^2)

72m^2

EPC Rating

C

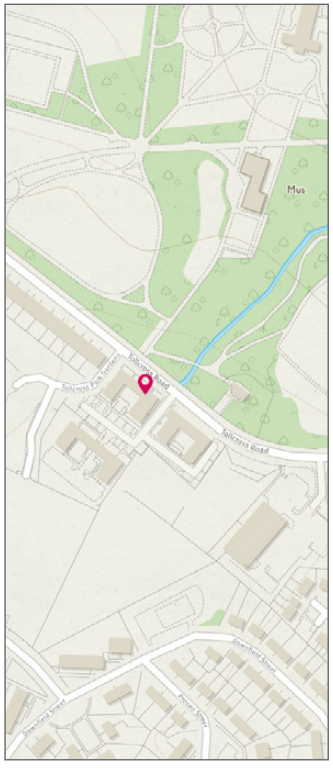


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Part Exchange Available

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Text and description
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