



3/1, 1702 Shettleston Road, Glasgow, Lanarkshire, G32 9AW

Countrywide Estate Agents are delighted to present to the market this traditional top floor tenement flat, set within the popular and much sought after address of "York Terrace", Sandyhills.

The property on offer comprises reception vestibule with twin storm doors, welcoming entrance hallway, spacious bay windowed lounge with open aspects to front, fitted internal kitchen, two good sized double bedrooms and family bathroom.



The property further benefits from gas central heating, double glazed windows and secure door entry system.

A perfect opportunity for any first time buyers, young families and working professionals.

Early viewing is strongly recommended to avoid disappointment and appreciate this fine home on offer!!

This rarely available property is found on Shettleston Road, a popular residential location in Sandyhills. Fantastic transport links offer easy access to Glasgow City Centre and beyond. The property is well placed to benefit from the many amenities within the Sandyhills area including a selection of shops, supermarkets, schools and sporting facilities.

Please refer to published Home Report for EER Band.











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To view contact:

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Mon, Tue & Thu: 9.00am - 5.30pm

Wed: 9.00am - 7.00pm

Fri: 9.00am - 5.00pm

Sat: 9.00am - 1.00pm



ACCOMMODATION

HALLWAY - 9'7" x 7'7" (2.92m x 2.31m)

LOUNGE - 17'2" x 12'1" (5.23m x 3.68m)

KITCHEN - 10' x 6'4" (3.05m x 1.93m)

BEDROOM 1 - 15'9" x 10'3" (4.8m x 3.12m)

BEDROOM 2 - 12'6" x 12'2" x 10'1" (3.8m x 3.7m x 3.07m)

BATHROOM - 13'1" x 5'3" (3.99m x 1.6m)

www.countrywidescotland.co.uk



For more information or to register your interest please contact

Your local office: Countrywide Baillieston 1 Barrachnie Road, Baillieston, Glasgow, Lanarkshire, G69 6HB
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AGENTS NOTE:

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded.

Photographs: Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

All measurements, distances and areas are approximate and for guidance only.

Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.

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