







SHETTLESTON ROAD, SANDYHILLS, GLASGOW

Stylish and spacious 2-bedroom second floor flat in Sandyhills, offering a bright bay-windowed lounge, modern fitted kitchen, two generous bedrooms and contemporary walk-in shower room. Gas central heating, double glazing and communal rear gardens.

Offers Over £139,995





Entrance Hallway – 2.36m x 2.24m

A welcoming central hallway providing access throughout the accommodation. Finished in neutral tones with timber-style flooring,
the hallway complements the traditional proportions of the property and benefits from access to useful additional storage.

Living Room – 5.51m x 3.67m

An impressive and generously proportioned main reception room featuring a large front-facing bay window which allows excellent natural light to fill the space. High ceilings and decorative cornicing add traditional character, while the generous dimensions provide ample room for both lounge and dining furniture.

Kitchen – 2.35m x 2.42m

The internal kitchen is finished in a clean contemporary style with an extensive range of white wall and floor-mounted units complemented by contrasting dark work surfaces and tiled splashbacks. There is an integrated oven and gas hob, sink area and space for freestanding appliances, including a washing machine.

Primary Bedroom – 4.76m x 3.05m

A particularly generous double bedroom offering excellent floor space for a full range of bedroom furniture. Neutral décor, high ceilings and traditional proportions create a bright and comfortable room, with plenty of flexibility for additional furniture or a home-working area.

Bedroom Two – 3.85m x 3.63m

A second generously sized double bedroom, attractively presented in soft neutral tones. The excellent proportions make this an ideal second bedroom, guest room or home office, with ample space for freestanding furniture.

Shower Room – 3.86m x 1.48m

A superb contemporary shower room finished with contrasting dark walls and large-format neutral tiling. The room incorporates a generous walk-in shower with glazed screen, WC and modern vanity unit with wash-hand basin and storage below. The Home Report confirms that a thermostatic shower is fitted.

Storage – 1.25m x 1.88m

A useful dedicated storage area accessed from the hallway, providing valuable additional space for household essentials.

Communal Areas & Gardens

The property forms part of a traditional four-storey block containing eight flats and is accessed via a communal close and stairwell with secure entry system. To the rear are communal garden grounds, principally arranged in grass and concrete slabs.





Key Features

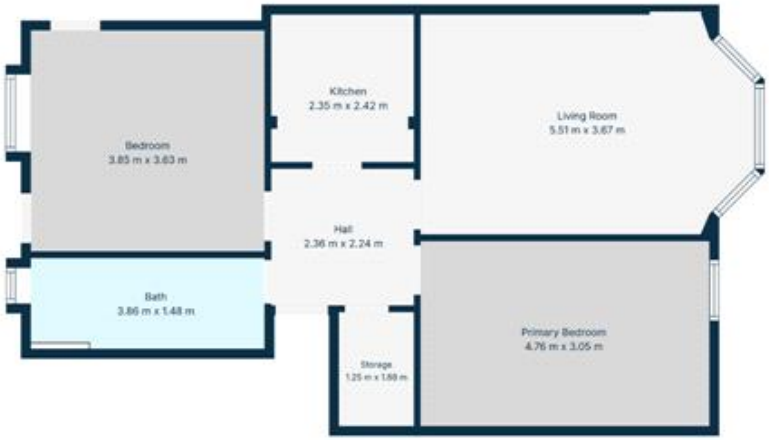
- Two-bedroom second floor flat
- Approximately 69 sq m internal floor area
- Impressive bay-windowed living room
- Two generously proportioned double bedrooms
- Modern fitted internal kitchen
- Stylish contemporary walk-in shower room
- Excellent dedicated hallway storage
- Traditional sandstone building dating from circa 1900
- Gas-fired central heating with modern combi boiler
- uPVC double glazing
- Secure communal entry
- Communal rear garden grounds
- On-street parking
- Council Tax Band B
- EPC Rating C (73)
- Convenient Sandyhills location

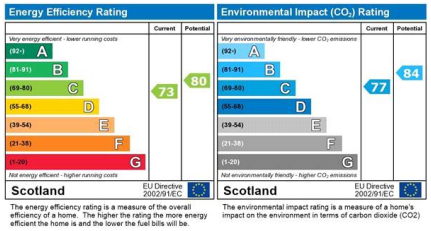
Local Area

Sandyhills is an established residential area in Glasgow's East End, offering a practical setting for first-time buyers, couples and those looking for convenient access to everyday amenities. A variety of shops, services and facilities can be found throughout the surrounding district, while the area is well established for those travelling into Glasgow and across the wider East End.

Council Tax Band: B
Tenure: Freehold

- • Excellent transport links to Glasgow City Centre
- • Fresh, neutral décor throughout
- • Generous double bedroom with fitted storage
- • Ideal first-time buy or investment opportunity





Viewing by appointment only
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