



## Upper Flat

298 Warriston Street, Carntyne, Glasgow, G33 3AU

**Offers Over £115,000**



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### Description

This two bedroom upper cottage flat enjoys a great position within the popular Carntyne district and offers a super opportunity for a number of buyers. It is neatly presented throughout and boast a number of appealing features including the spacious rooms, beautifully re-furbished shower room and modern gas central heating system.

An entrance hall leads to the stairway to the upper landing and from here you access all the rooms. A cupboard off this landing provides some useful storage space and there is a window adjacent to the side elevation. There are two nicely proportioned bedrooms, bedroom one of particularly generous size, and both have pleasant aspects over the rear gardens.

The lounge is a superb reception room with broad bay window formation adding additional depth and allowing plenty of natural light in. The focal point of this room is the fire place with gas living flame effect fire. A shallow shelved cupboard is beside the fire place. The fitted kitchen comes complete with an integrated oven and hob. There is a deep cupboard affording further storage space and housing the Ideal gas central heating boiler. A ceiling pulley is another practical feature of this kitchen and there is a window to the front of the property.



The stylish shower room boasts a broad shower cubicle with Triton electric shower unit. There is a wc and wash hand basin and a wall mounted mirror.

The windows of this property are single glazed and there is a gas fired central heating system with modern combination boiler.

Externally there are gardens to the rear which have a shared drying green and private areas for the upper and lower flats. There is also a shared driveway providing off street parking.

Warriston Street forms part of an established residential pocket of Carntyne. There are convenient local shops just a short walk away on both Gartcraig Road and Carntynehall Road. The Glasgow Fort Shopping Park and Forge Shopping Centre are both within easy reach and offer a wide selection of shops and recreational facilities. There are excellent road links to Glasgow City Centre and the M8 Motorway. Nearby train stations include Carntyne and Alexandra Parade and there are local bus routes operating regular services. Other nearby landmarks include Alexandra Park, Tollcross International Swimming Centre and The Emirates Arena.



### Room Dimensions

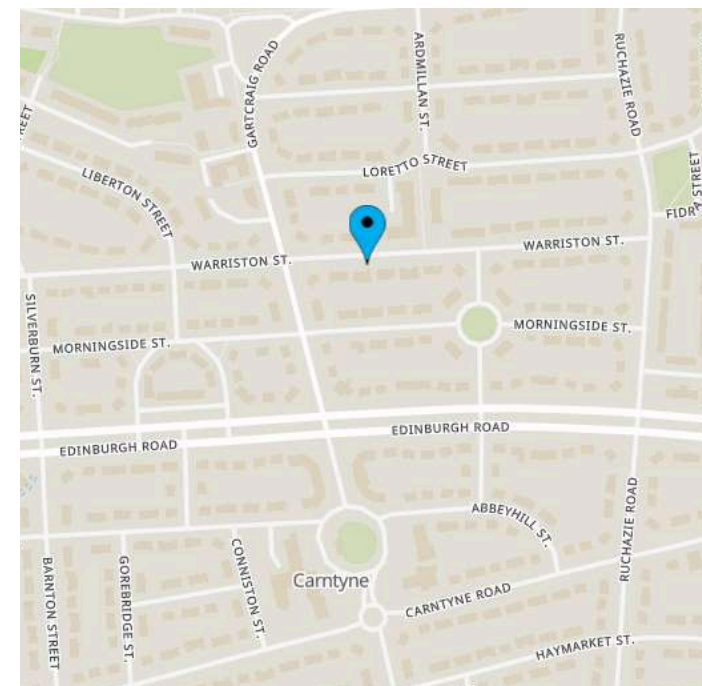
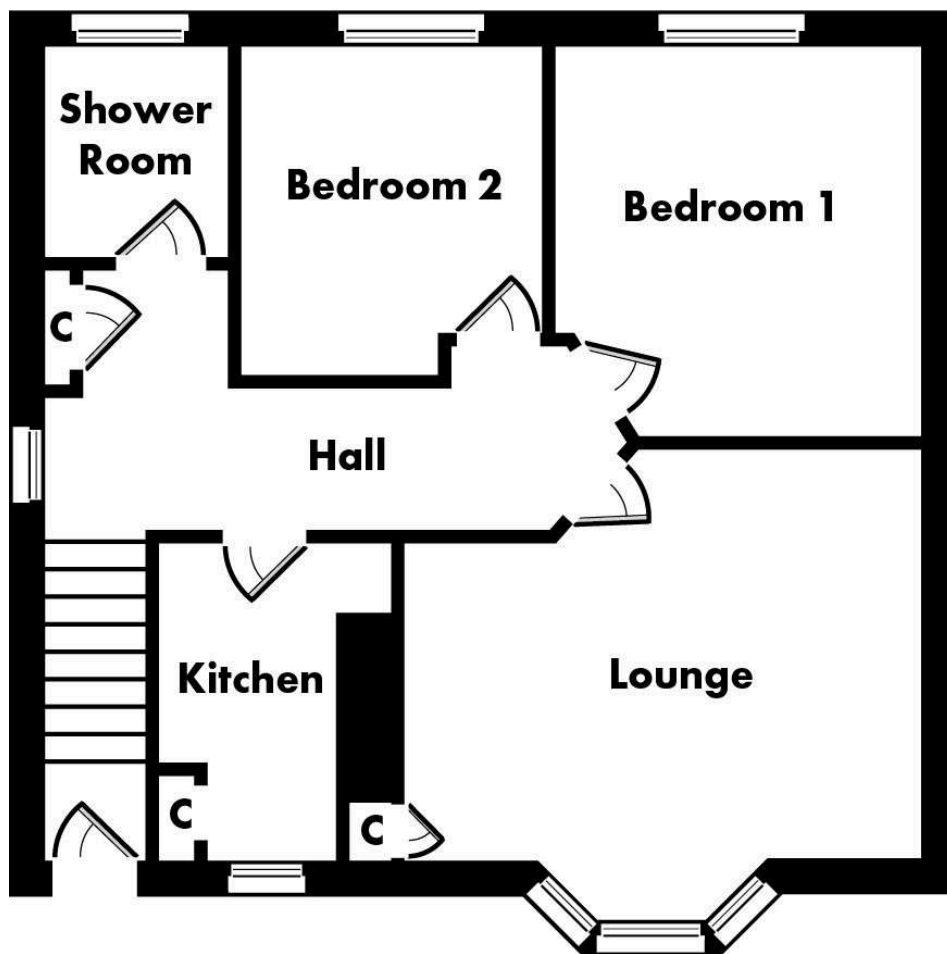
Entrance Hall	0.91 m x 1.32 m / 3'0" x 4'4"
Lounge	4.93 m x 4.93 m / 16'2" x 16'2"
Kitchen	3.43 m x 1.68 m / 11'3" x 5'6"
Bedroom 1	4.24 m x 3.89 m / 13'11" x 12'9"
Bedroom 2	3.35 m x 2.72 m / 11'0" x 8'11"
Shower Room	2.44 m x 1.37 m / 8'0" x 4'6"

**EPC: C**

### Features

- Two bedroom upper cottage flat
- Bay windowed lounge
- Beautifully refurbished shower room
- Fitted kitchen
- Gas central heating
- Shared driveway
- Rear gardens
- Short distance to schools, shops and transport links

Floor plans are indicative only - not to scale.



#### TRAVEL DIRECTIONS

Travelling along Edinburgh Road continue to the traffic lights at Gartcraig Road/Carntynehall Road. Turn onto Gartcraig Road and then turn 2nd right into Warriston Street and this property is along 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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For further information:

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