



170 Dalmarnock Road, Dalmarnock, Glasgow, G40 4DD

Rarely Available, Light & Well Presented, Two Bedroom, Mid-Terraced House with Gardens

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Property Description

Rarely available, light and tastefully presented, two bedroom, mid-terrace house, with gardens. Located in the Dalmarnock area, south-east of Glasgow city centre.

Comprises an entrance hall, living room, kitchen/dining room, two double bedrooms and a shower room.

Highlights include well-proportioned room sizes, contemporary flooring, a fitted kitchen with appliances (available by separate negotiation) and a modern shower suite. In addition, there is electric heating, double glazing, multiple TV points; and superb storage including a loft, with the potential for conversion (subject to any necessary planning permissions).

Externally, there are low-maintenance patio gardens to both aspects and a storage shed.

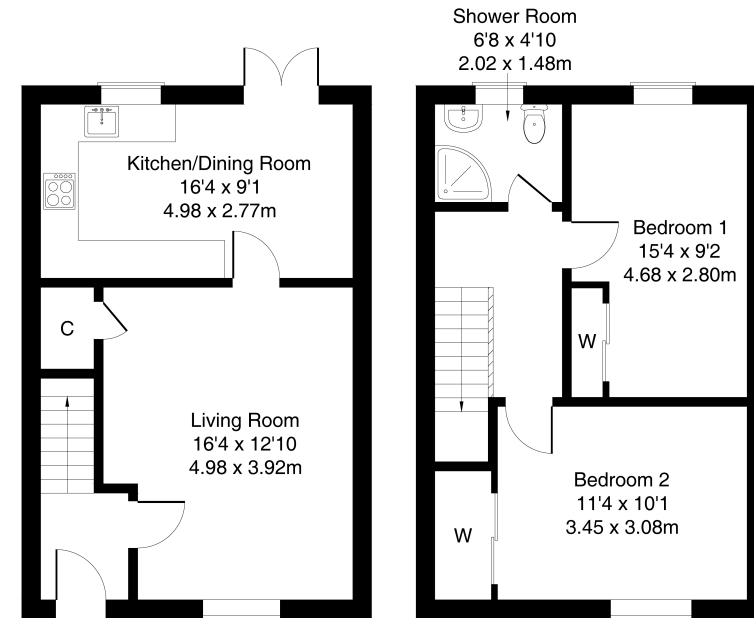
A light and welcoming reception hall gives access to the lounge and carpeted stairway, and offers space for outerwear. The generous living room features modern wood-effect flooring, a feature fireplace (available by separate negotiation), plain coving, dado rail, a wall-mount TV point, and access to a deep under-stair storage cupboard.

Set off the lounge, the bright kitchen has ample space for a dinner table, French patio doors to the southerly-facing rear garden, a wall-mount TV point and stylish contemporary flooring. Fitted units include wood-effect worktops, a tiled surround, a sink with drainer; and with appliances including a freestanding washing machine, fridge/freezer, and an electric cooker, available by separate negotiation.

On the first floor, two well-proportioned double bedrooms are set to either aspect, and feature carpeted flooring and built-in wardrobes, with further fitted storage available for inclusion in the sale. Completing the accommodation, the modern bathroom has a rear-facing window, and includes a fitted suite, tiled flooring and splash walls, mirrored wall cabinets, and a corner cubicle with wet-proof wall panelling and an electric shower unit.

A 360 Virtual Tour is available online.

mov⁸ REAL ESTATE **170 Dalmarnock Road, Glasgow, G40 4DD**
Estate Agents and Solicitors **Approximate Gross Internal Area: (850 sq ft - 79 sq m.)**



Ground Floor

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Dalmarnock district is located within easy reach to Glasgow Merchant City, with a good range of local amenities nearby including a Tesco Extra, Morrisons, ALDI and Lidl, local shopping, medical practices; schools at both primary and secondary levels; and recreational and sports facilities with a number of country parks including the large Glasgow Green. The area is currently improving the green space for the community to the rear of the property, creating a high-quality open space for public enjoyment. Nearby Merchant City, offers a further wealth of amenities including both general and specialist shopping, designer names, art galleries, museums, superb architecture, and fashionable

bars and restaurants. Strathclyde and Caledonian universities, the Glasgow School of Art, the SEC and The Clyde Auditorium are also within close proximity. Frequent public transport can be found throughout, including Dalmarnock and Bridgeton's railway station, both within walking distance, as well as Argyle Street, High Steet and Bellgrove further afield. There are also superb road links to the surrounding areas and the motorway network via the nearby A74 and M74 for travel throughout central Scotland.





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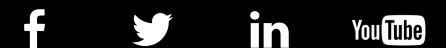
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Estate Agents and Solicitors



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