



85 Coll Street, Germiston, Glasgow, G21 2BF

Light & Immaculately Presented, Two-Bedroom, Semi-Detached Home with Gardens & Driveway

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Light and immaculately presented, southerly facing two-bedroom, semi-detached home, with gardens and a driveway. Located in a quiet residential street, in the popular Germiston area, just northeast of Glasgow city centre.

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

Ready-to-move-in, highlights include a modern fitted kitchen, a stylish bathroom suite, and contemporary flooring and lighting. In addition, there is gas central heating, double glazing, and superb storage including a loft space.

Externally, the property benefits from a monoblock driveway and a lawn to the front; whilst a generous rear garden includes a lawn and patios.

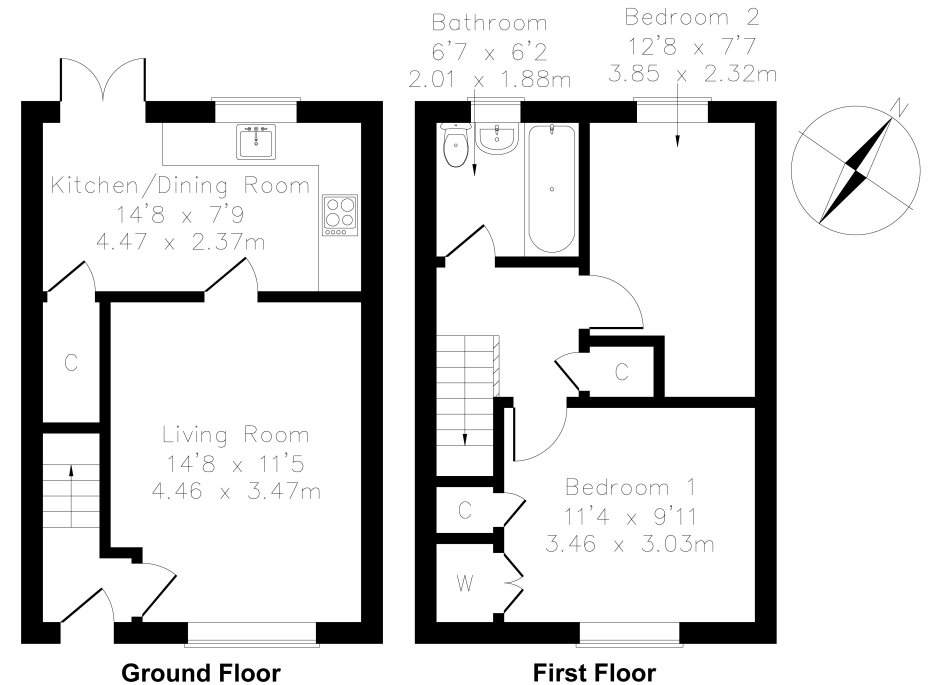
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and the front-facing living room, enjoying a southerly aspect allowing plentiful natural light, with wood effect flooring continuing from the hall and a feature wall panel. Set off the lounge, a stylish dining/kitchen features a deep storage cupboard, spotlighting, wood effect flooring and patio doors leading to the rear garden. Modern fitted units include wood effect worktops, a tiled surround, a sink with a drainer and spray-pull tap, and an integrated oven and electric hob.

On the upper floor, bedroom one is set to the front, with carpeted flooring, and a built-in wardrobe and cupboard; whilst a further well-finished carpeted bedroom is set to the rear, overlooking the garden. Completing the accommodation, a stylish bathroom is fitted with a modern three-piece suite including a rainfall shower over the bath, tiled splash walls, tiled flooring, and a ladder-style radiator.



85 Coll Street, Glasgow G21 2BF

Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



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

Area Description

North of the River Clyde, the area of Germiston is conveniently located northeast of Glasgow city centre, with local amenities and good transport connections. Within easy travelling distance to Glasgow Royal Infirmary, the Universities, and all the attractions and facilities of the city centre, the area is well situated and is primarily a residential area. With schooling provided for at all levels, there is an excellent range of supermarkets available,

including a Costco, Lidl, and Tesco nearby. Several large parks, golf courses, and open green spaces can be found close by, including Seven Lochs Wetland Park, Robroyston Park, as well as the well-known Glasgow Necropolis. Proximity to Barnhill railway station and the M8/M80 make for rapid and easy connections to the city centre and throughout the central belt via the wider motorway network.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

