



Estate Agents and Solicitors

## 64 Don Street, Camtyne, Glasgow, G33 2BX

Well-Presented Two Bedroom Lower Villa

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# Property Description

Well-presented two bedroom lower villa with private gardens. Set on a quiet residential street, the property is located in the Carntyne area, to the northeast of Glasgow city centre.

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

Features include a well proportioned floor plan, uPVC double glazing, gas central heating, integral storage provision, a fitted kitchen, and TV and telephone points. Externally, there is a generous private rear garden, laid to lawn with a patio and shed, a front garden, and ample on-street parking to the front and on the surrounding streets.

The entrance vestibule has space for outerwear and opens into the main hall which affords access throughout, and features wood-effect flooring. With ample space for living and dining furniture, the front-aspect living room offers a central pendant light fitting, carpeted flooring, and plain coving.

The contemporary kitchen has a door to the private rear garden, and fitted units with stone-effect worktops and a matching backsplash, and a stainless steel sink. Appliances include an integrated gas hob, electric oven and extractor hood, with space and plumbing for further freestanding white goods.

Bedroom one is set to the front with a built-in storage cupboard, pendant light fitting and plain coving. Bedroom two overlooks the rear garden and is similarly finished with a built-in cupboard and ample space for freestanding bedroom furniture.

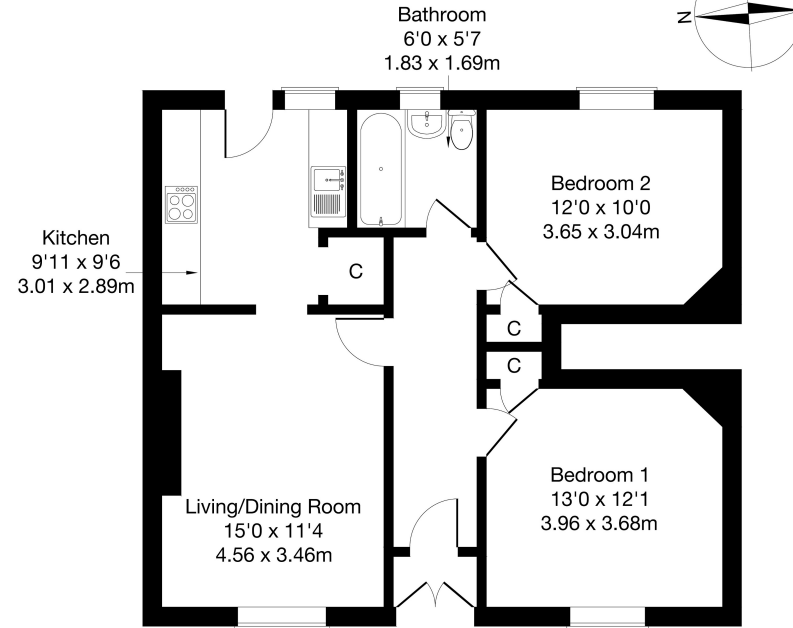
Completing the accommodation and set to the rear, the bathroom is fitted with a white three-piece bathroom suite including an electric shower over the bath and tiled splash walls.

A Virtual 360 Tour is available online.



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Approximate Gross Internal Area: (689 sq ft - 64 sq m.)



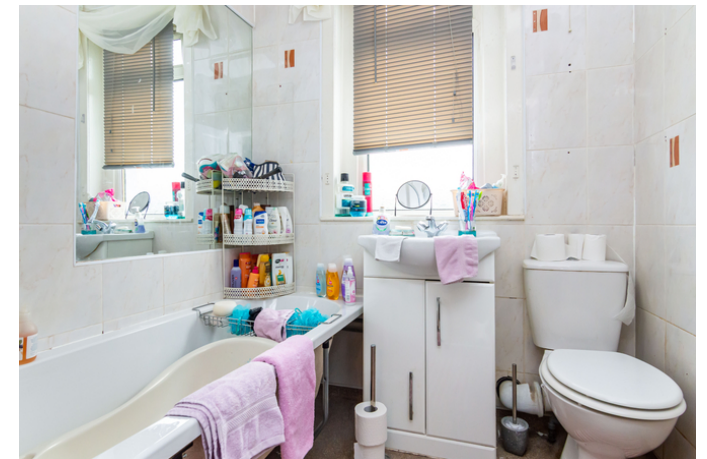
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Situated north of the River Clyde, Carntyne is a primarily residential area, east of Glasgow city centre. Everyday amenities can be found locally in the area, while there are further shops and facilities available in the nearby areas of Parkhead, Dennistoun, and Shettleston. Schooling at all levels is well provided for, and there are a number of golf courses, parks, and

open green spaces for outdoor recreation, including the local Tollcross Children's Farm, and Drumpelier Country Park a little further afield. With good public transport throughout, including Carntyne railway station, the area has easy access to the M8 and A74 for connections to Glasgow city centre and the larger motorway network.









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