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11 Dunrod Street, Sandyhills, Glasgow, G32 9XH

Light & Spacious, Two Bedroom, Lower Cottage Flat.

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Property Description

Light and spacious, beautifully presented, two-bedroom, lower cottage flat with private gardens. Set on a quiet residential street, located in the Sandyhills area, to the east of Glasgow city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a bathroom. Features include a well-proportioned floorplan, uPVC double glazing, gas central heating, fresh modern décor, a fitted kitchen and TV and telephone points. Further features include two private plots set within a shared rear garden, and to the front, there is a well-kept private garden and ample on-street parking.

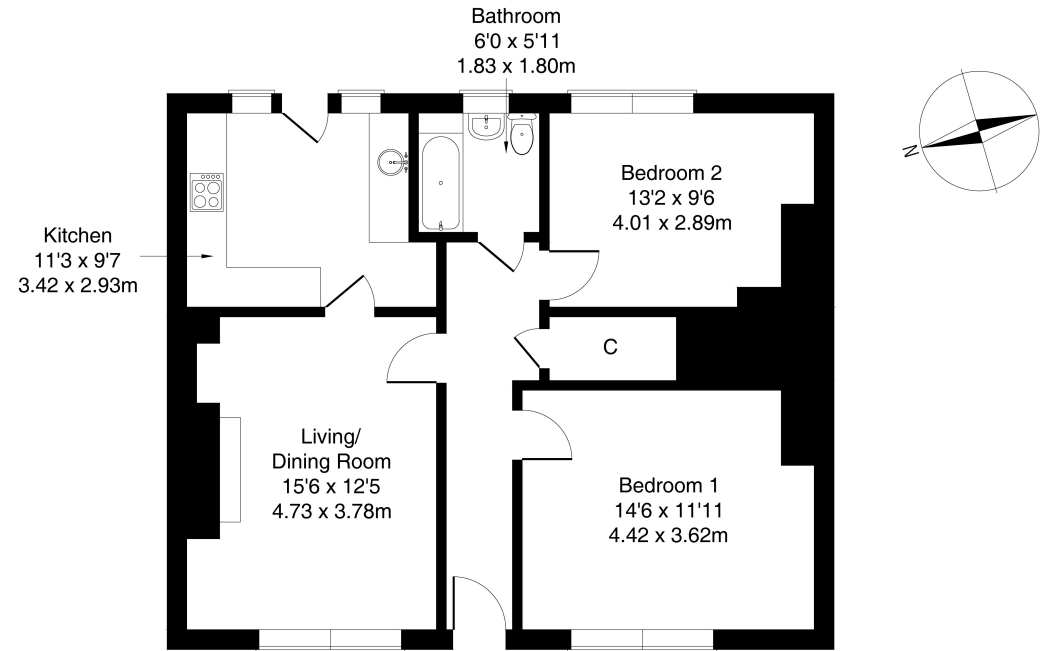
The entrance hall has a storage cupboard and opens into the front set, bright and spacious living room featuring laminate flooring and a living flame gas fire set within a decorative fireplace. With a door to the rear garden, the kitchen is fitted with tiled flooring, wall and base units with wood effect worktops, a stainless steel sink, breakfast bar and tiled splashbacks. Appliances include an integrated gas hob, electric oven, extractor hood, freestanding fridge/freezer, dishwasher and washing machine.

Generously sized bedroom one is set to the front of the property, with wood laminate flooring and a picture window overlooking the front garden, whilst bedroom two is similarly well finished, with carpeted flooring and ample space for freestanding bedroom furniture. Completing the accommodation, the bathroom is fitted with a contemporary white three-piece suite including an electric shower over the bath and tiled walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (797 sq ft - 74 sq m.)



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

Area Description

The Sandyhill area is a suburb of Glasgow, north of the River Clyde, approximately four miles to the east of the city centre. With a wealth of amenities available locally, including cafes, restaurants, and supermarkets, the area also has excellent links to the city centre via the A74. There are local public transport options available throughout, as well as rail stations nearby at Shettleston, Carntyne and Carmyle,

with further road connections via the M8 and M74 for further travel throughout the rest of Scotland. With schooling catered for at all levels, the area is also home to numerous green spaces, including the popular Tollcross Park which houses the Rose Garden, the International Swimming Centre, and the Children's Farm, and scenic walks along the River Clyde.





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