



Estate Agents and Solicitors

## 96 Morningside Street, Glasgow, G33 2LT

Beautifully Presented, Two Bedroom, Upper Villa with Garden & Driveway

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# Property Description

Beautifully presented, two-bedroom, traditional upper villa, with private garden and driveway. Located in the established residential area of Carntyne, northeast of Glasgow city centre.

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

Highlights include a stylish modern kitchen and bathroom, contemporary decor and lighting, gas central heating and double glazing.

There is a paved driveway continuing along the side to the rear, where there is a large storage shed and a private garden lawn plot.

A welcoming entrance opens into the carpeted stairs leading to the upper hall which gives access throughout the property, including a storage cupboard. Set to the front, with a large bay window allowing plentiful natural light, the spacious living room features carpeted flooring, spotlighting, an open-press with shelves and a wall-mount TV point. Also set to the front, the kitchen has a deep built-in cupboard with a window and a further built-in cupboard providing superb storage provision, whilst modern fitted units include stone effect worktops with matching upstands and a sink with drainer. Appliances include an integrated oven and a gas hob with an extractor hood, and a freestanding washing machine.

Set to the rear, with a southerly aspect, bedroom one is finished in light neutral decor, and features four fitted wardrobes, carpeted flooring and a wall-mount TV point, whilst a further carpeted bedroom is also set to the rear. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including an electric shower over the bath, marble effect wall panelling and a ladder-style radiator.



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Approximate Gross Internal Area: (807 sq ft - 75 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 east of Glasgow City Centre, Carntyne is a residential area offering a variety of coffee shops, restaurants, traditional pubs and trendy craft beer bars. Everyday amenities can be found locally in the area, with a Tesco Extra, Morrison's, Lidl and Co-Op, as well as a Costco and fresh food markets a little further afield. Nearby Glasgow Merchant City offers a further wealth of amenities including both general and specialist shopping,

art galleries, museums, superb architecture, and fashionable bars and restaurants. Schooling at all levels is well provided for, and there are a number of golf courses, parks, and open green spaces for outdoor recreation. With good public transport throughout, including Duke Street and Alexandra Parade railway stations, the area has easy access to the M8 for connections to outer Glasgow and the larger motorway network.





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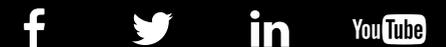
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