



*An impressive three/four bedroom semi-detached house in a sought after area of Glasgow*



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We are delighted to introduce to the market 1683 London Road, a spacious three/four bedroom semi-detached house. Nestled in the sought-after Tollcross area. This two-storey, house offers spacious accommodation on both floors.

The perfect property to call 'home'. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

# THE LOUNGE



Step inside the hallway, that leads to all apartments on this level, where the interiors unfold to reveal a thoughtfully designed living area to the rear of the property that is flooded with natural light from the picture window that also allows a lovely outlook over the rear garden.



# THE KITCHEN



A unique highlight is the kitchen which offers a selection of floor and wall-mounted units with integrated appliances and plumbed space for free-standing appliances. Bedroom four is pleasantly located on the ground floor and could be transformed into a formal dining room, second lounge or an office for those requiring working from home arrangements. A useful WC completes the accommodation on this level.





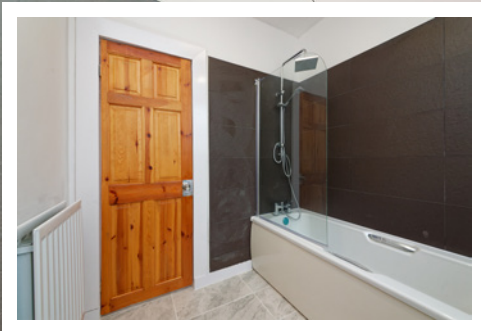
# BEDROOM 4





Journeying upstairs you will discover three bright and airy bedrooms, all with a range of furniture configurations and space for additional free-standing furniture, if required. The family bathroom suite completes the impressive accommodation internally.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





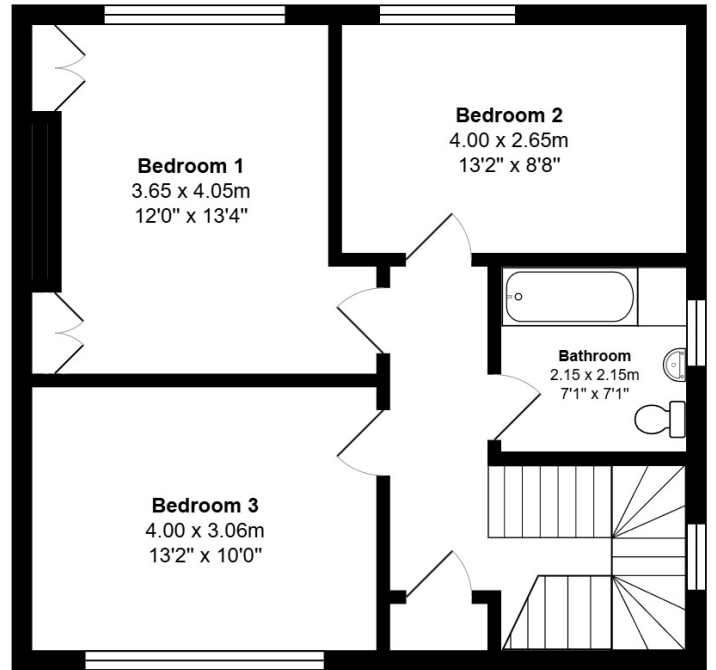
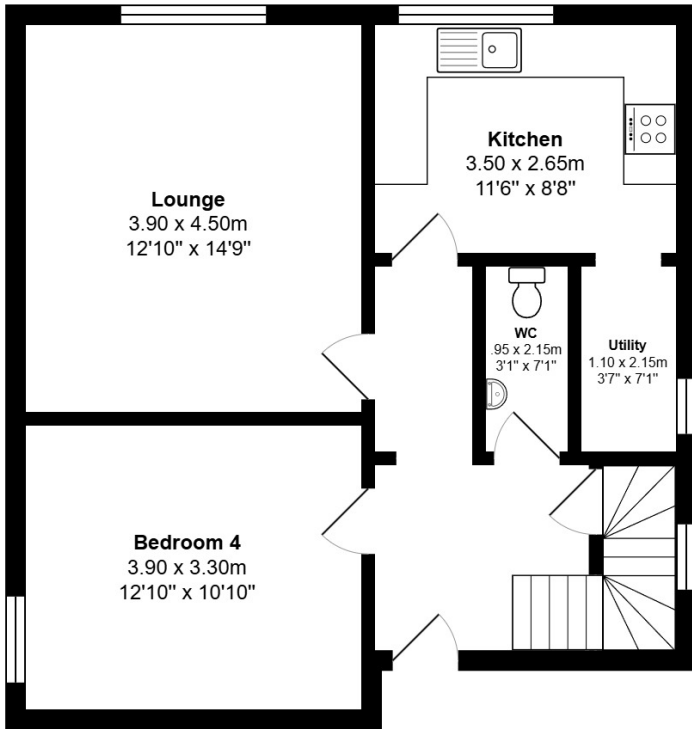
Externally, there are private front and rear gardens. To the front of the property, there is a driveway providing off-road parking for a number of vehicles. The rear garden is a real suntrap, especially in summer months. Many a summer's evening will be spent in this zone enjoying the peace and quiet.

# EXTERNALS



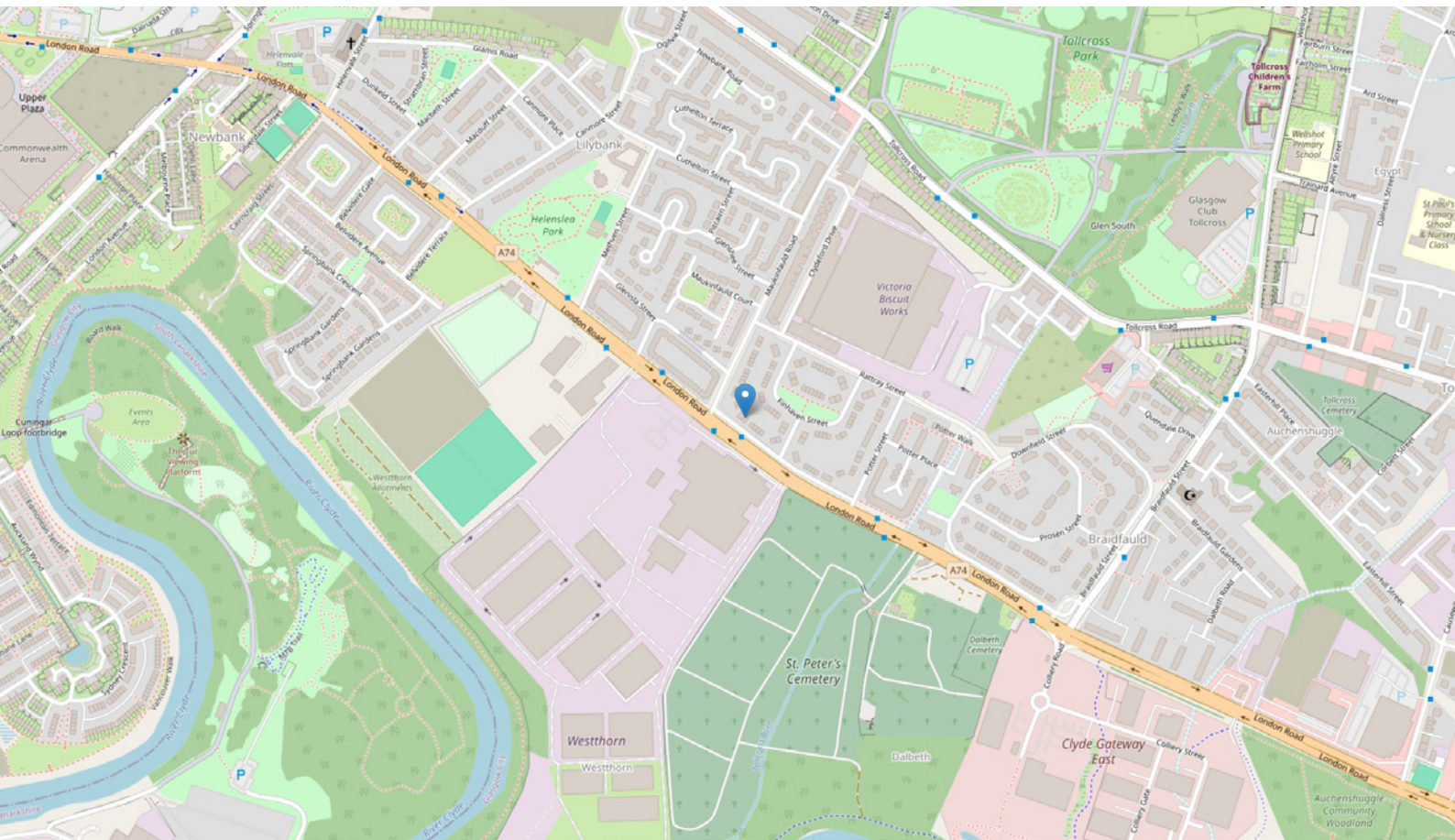


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 109m<sup>2</sup> | EPC Rating: C





# THE LOCATION

London Road is positioned in the Tollcross area in the East End of Glasgow.







It is in a great location with an abundance of shops, eateries and amenities all within walking distance. The Forge shopping centre is just a 15 minute walk away and there is a choice of supermarkets nearby. Access to the motorway network is easy with the M74 just 5 minutes away.



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