

9 Conniston Street

CARNTYNE, GLASGOW, G32 6LF



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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A spacious two-bedroom lower cottage flat, conveniently situated for passage into Glasgow city centre via the excellent transport links in the area



McEwan Fraser is delighted to present this fantastic two-bedroom lower villa to the market. The property would be a phenomenal purchase for a wide variety of purchasers. Number 9 is accessed via a set of stairs to the side of the building that give access to the porch and then all apartments thereafter. The apartment has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

THE LOUNGE



A bright and airy lounge with a pleasant outlook to the front of the property is flooded with natural light from the bay window. This room is a great size and will host a range of furniture configurations. The kitchen offers a selection of base and wall units with plumbed space for free-standing appliances.

THE KITCHEN





The two well-appointed double bedrooms are bright and airy - both with a range of furniture configurations and ample room for additional free-standing furniture if required. The family bathroom, with a corner bath, completes the accommodation internally.

Externally, the property has private garden grounds and on-street parking.

THE BATHROOM



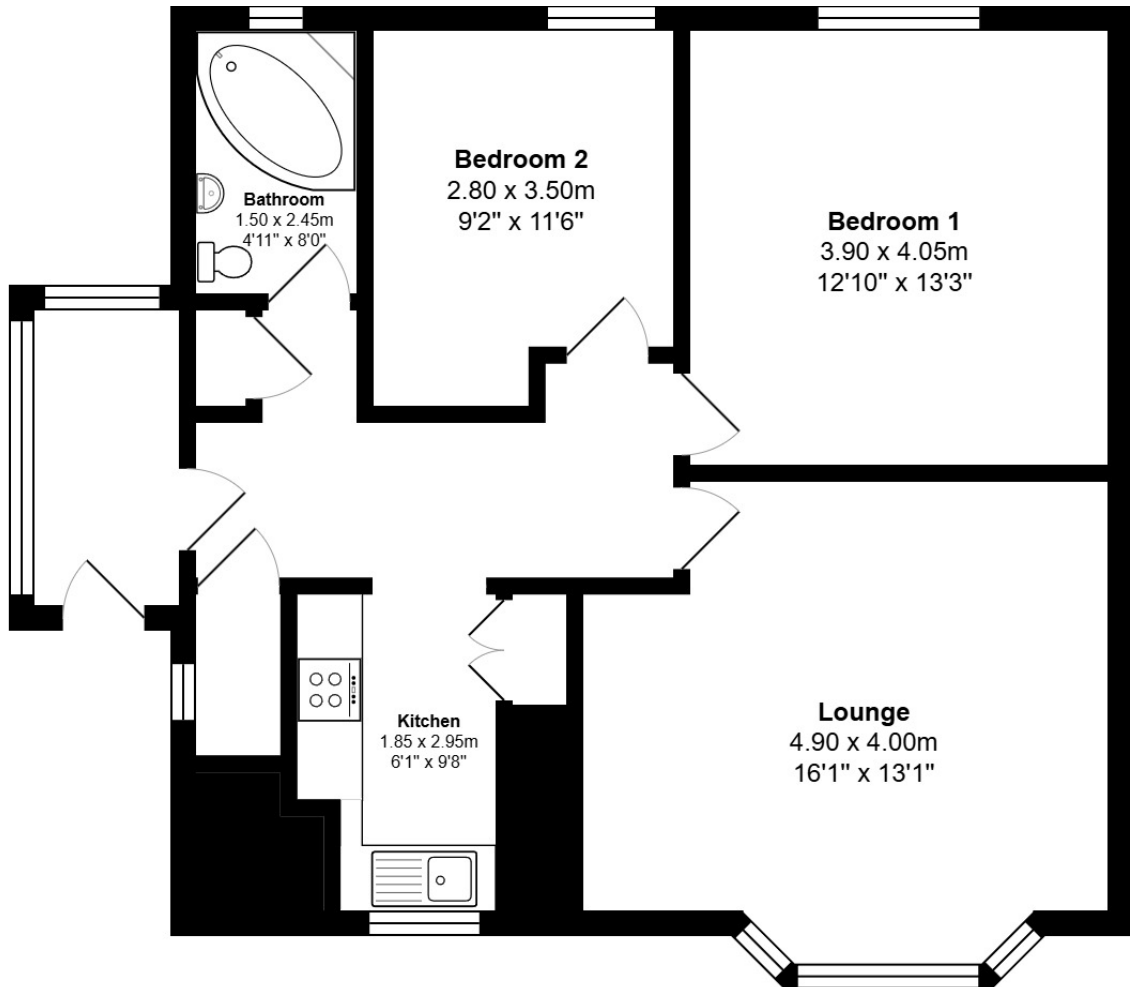
BEDROOM 1



BEDROOM 2

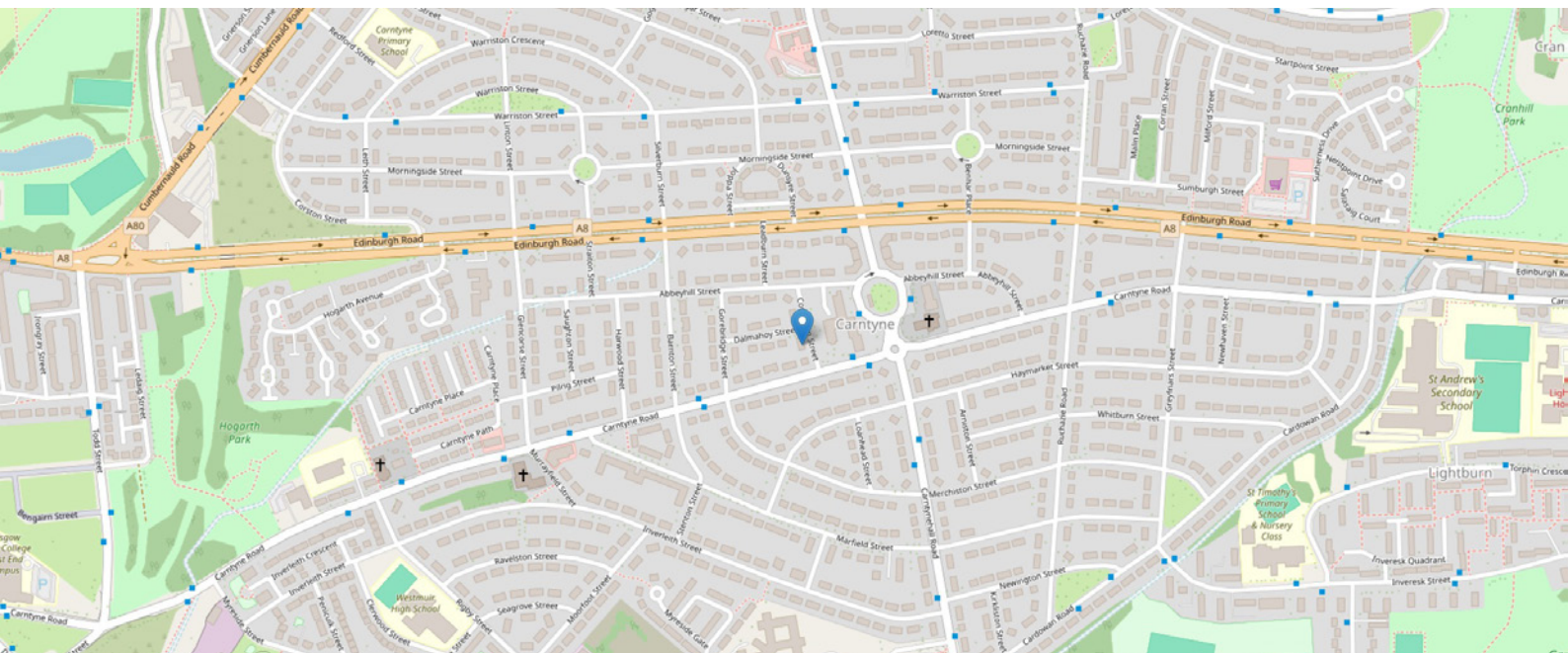


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 73m² | EPC Rating: C | Buyer's Premium Value: £3000.00



THE LOCATION

Conniston Street is situated within the Carntyne area and is conveniently situated for passage into Glasgow city centre via the excellent transport links in the area.





The nearby M74 motorway network means Glasgow/Edinburgh/Stirling and Ayrshire are all quickly and easily accessible. Nearby, the surrounding suburbs of Shettleston and Parkhead provide a wealth of shopping facilities including the new Fort Shopping Complex and the Forge Shopping Centre, Market and Retail Park, all of which boast a number of high street retailers. There is also excellent schooling at both primary and secondary levels in the area.



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