



## EDROM COURT, GLASGOW OFFERS OVER £119,995

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This property would ideally suit first time buyers looking to get onto the property ladder. Early viewing is highly recommended to avoid disappointment as this property is located within a very much sought after area.

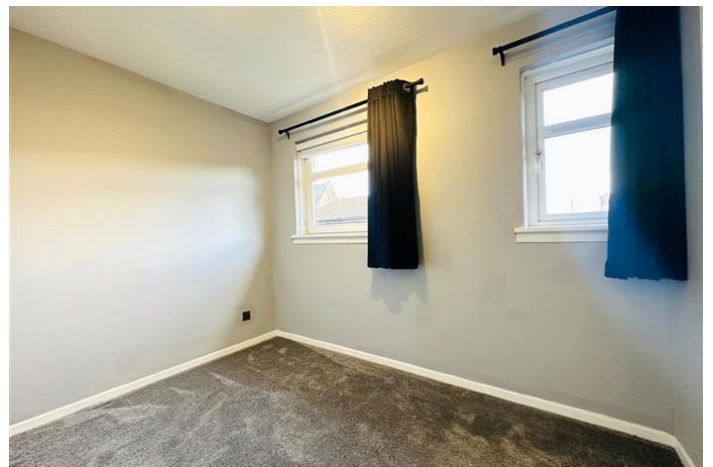
The property is in walk in condition and can only be fully appreciated on viewing.

The property comprises: reception hallway, spacious lounge, modern fitted kitchen, modern bathroom and two double bedrooms.

The property is further enhanced with an abundance of storage throughout, double glazed windows, gas central heating. With parking to the front and a maintained garden to the rear.

Edrom Court is within easy walking distance to Carntyne & Shettleston train station which offers rail links to both Glasgow and Edinburgh city centres. The 24 hour Tesco is also a short walk from the property.

The family home is also located close to local amenities and public transport routes, including Glasgow Forge shopping centre and Glasgow Fort shopping complex.

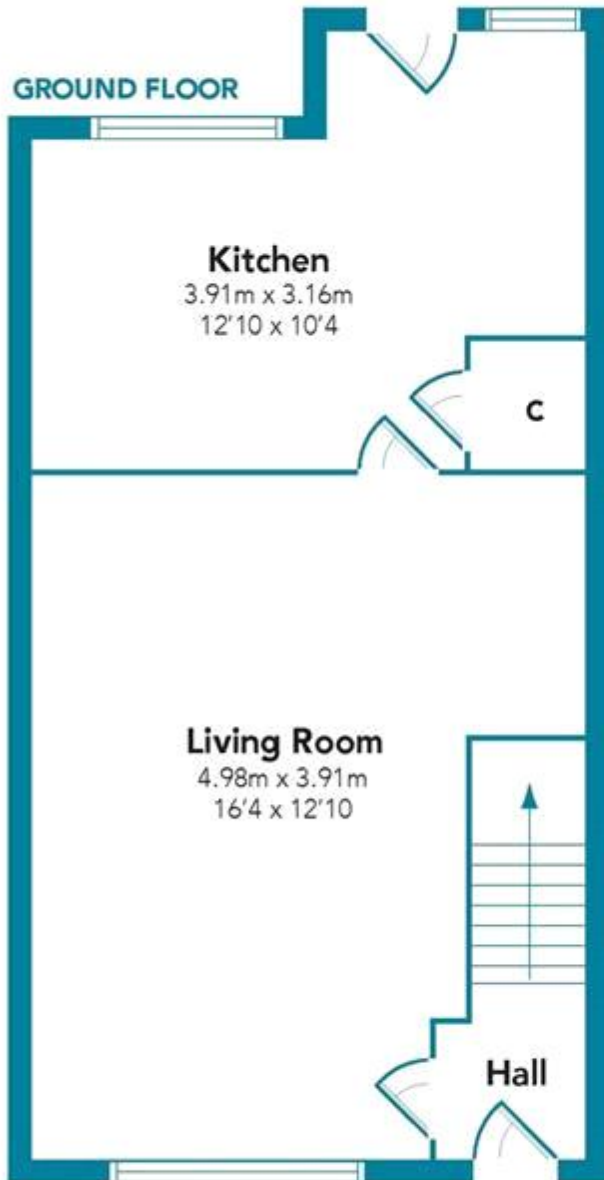


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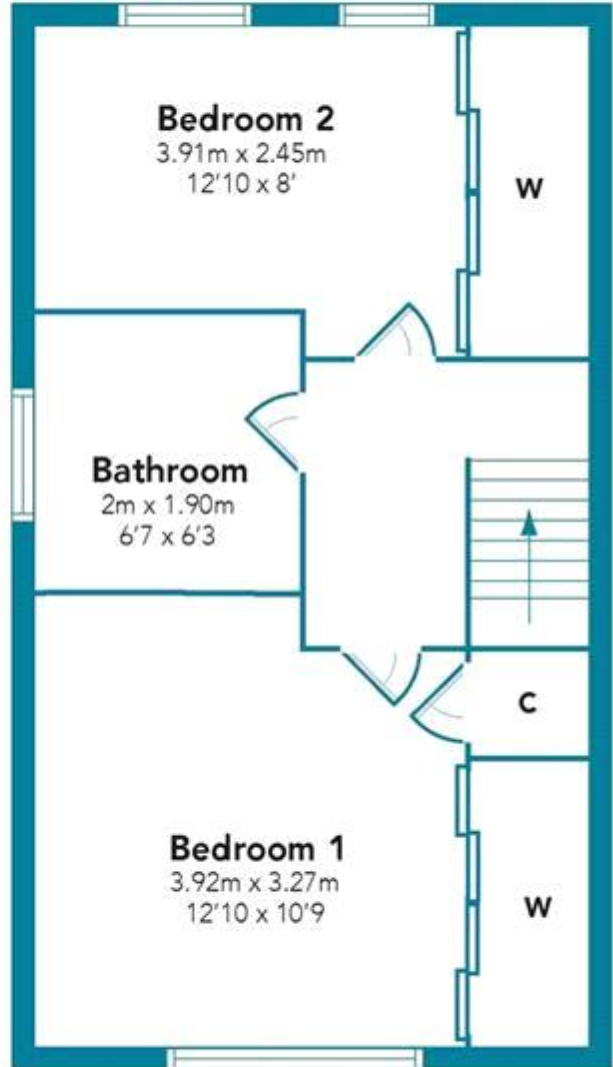


**KIRKLAND**  
ESTATE AGENTS

**GROUND FLOOR**



**FIRST FLOOR**



Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.