



NEWBATTLE ROAD, GLASGOW OFFERS OVER £230,000

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The property has been successfully extended and upgraded throughout by its previous owners and is sure to be popular throughout a whole host of buyers. The property is presented in an great condition and early viewing is advised.

On the ground floor the layout comprises; a spacious lounge, which could be utilised as a 4th bedroom, a generously sized kitchen with fitted appliances which is open plan to a comfortable sitting area with patio doors leading to the rear garden and dining area. From the kitchen there is access to a utility room.

Upstairs, the property has three double bedrooms and modern family bathroom. The master bedroom boasts an en suite shower room and Juliet balcony overlooking the rear gardens.

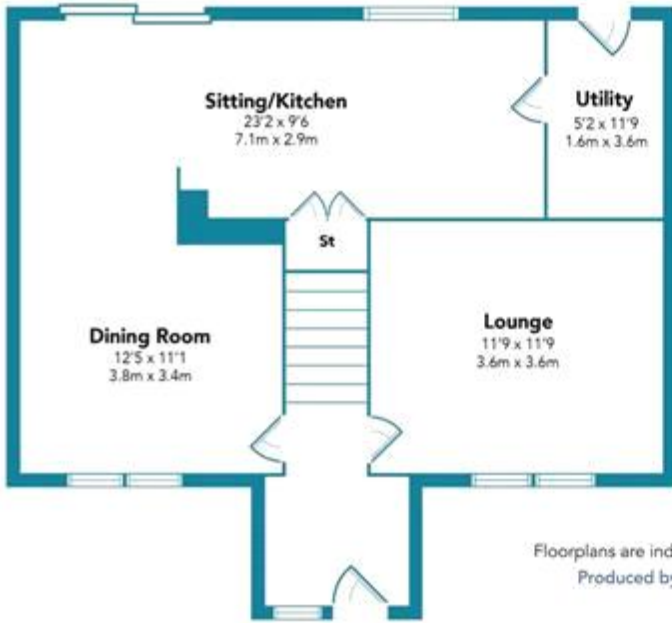
Externally, the property offers large, private driveway to the front and enclosed rear gardens with well-maintained lawn and patio area.

Tollcross is in the heart of Glasgow's East End and is conveniently placed to the local amenities with a variety of shops, supermarkets, bars and restaurants. The property is a short drive from the M74 motorway and has great public transport links nearby.

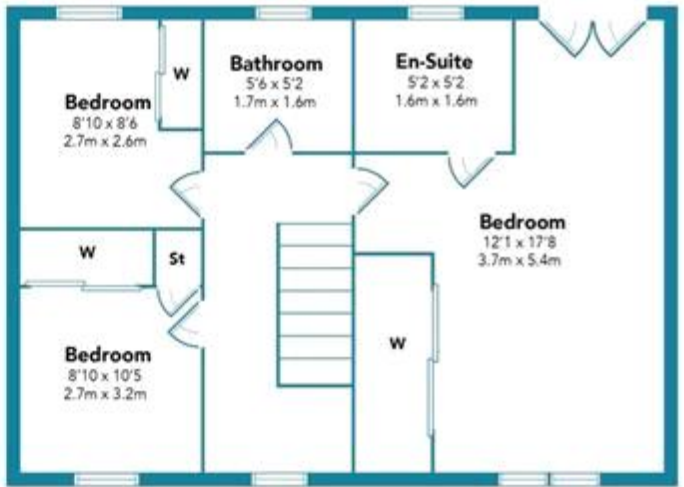


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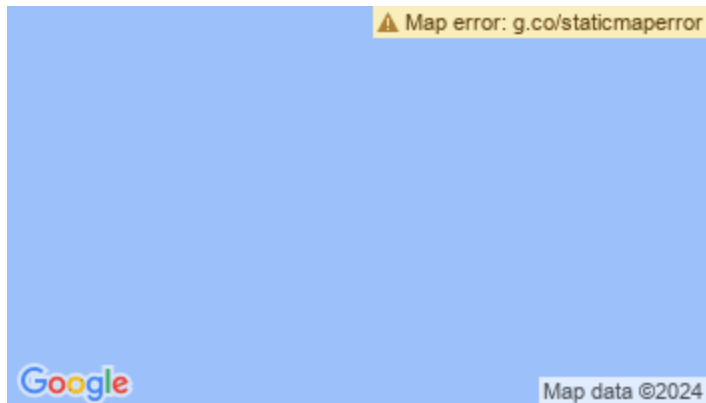
GROUND FLOOR



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/fittings 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.