

**1-4-SALE**



**43 SUTHERNESS DRIVE, CRANHILL, GLASGOW, G33 3GA**

**OFFERS OVER £88,500**



cupboard and benefits from carpeting and a neutral décor.

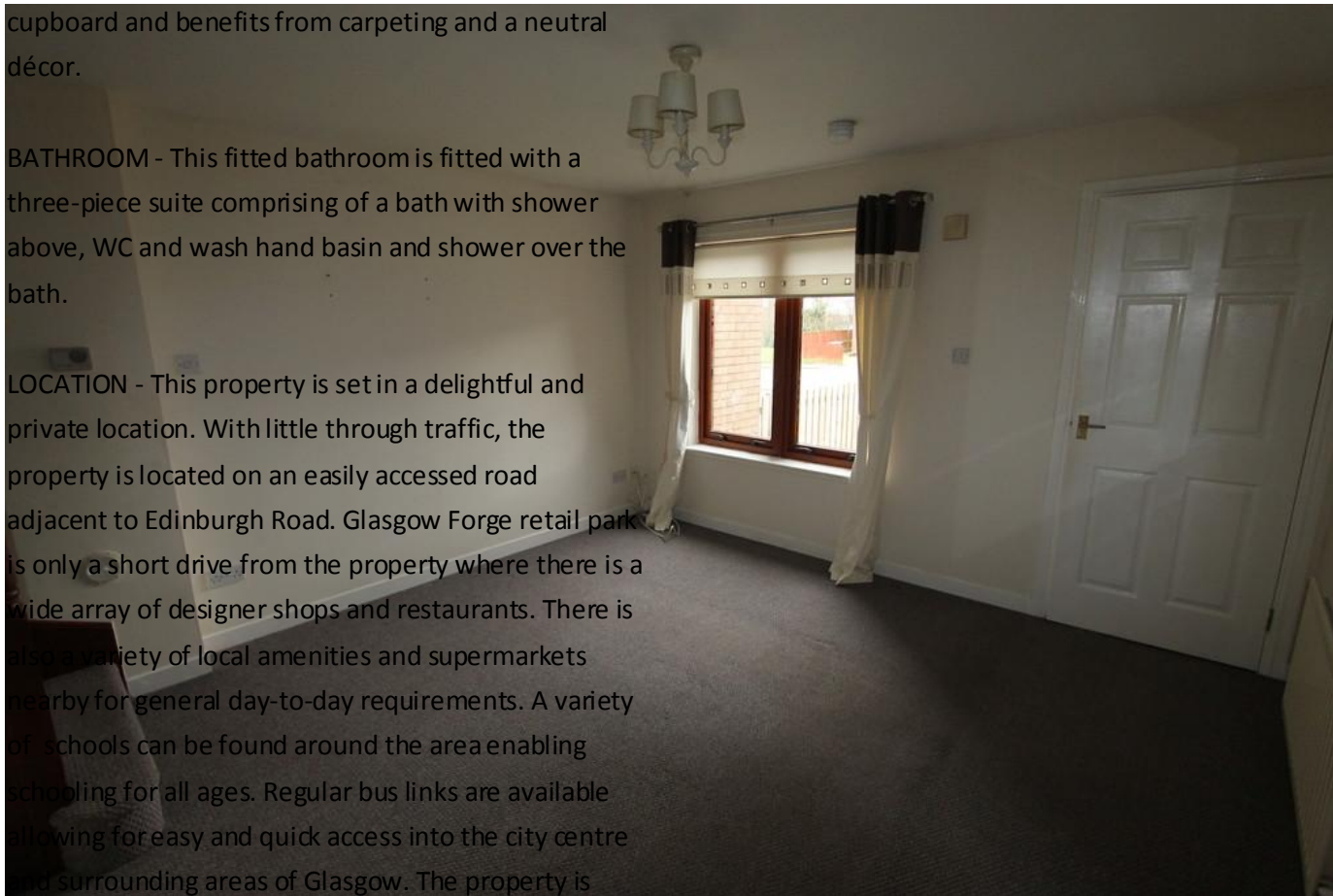
**BATHROOM** - This fitted bathroom is fitted with a three-piece suite comprising of a bath with shower above, WC and wash hand basin and shower over the bath.

**LOCATION** - This property is set in a delightful and private location. With little through traffic, the property is located on an easily accessed road adjacent to Edinburgh Road. Glasgow Forge retail park is only a short drive from the property where there is a wide array of designer shops and restaurants. There is also a variety of local amenities and supermarkets nearby for general day-to-day requirements. A variety of schools can be found around the area enabling schooling for all ages. Regular bus links are available allowing for easy and quick access into the city centre and surrounding areas of Glasgow. The property is

ideal for people working in or around Glasgow as there is public transportation routes and motorways allowing for easy and efficient travel. The property is ideally located for access to motorway connections

Viewings is highly recommended in order to appreciate the quality within.

1-4-sale is open 6 days a week: Monday to Friday 9am to 8:00pm & Saturday 10.00am – 1.00pm to arrange your viewing.



Home Report valuation - £90,000

1-4-sale is pleased to present to the open market this modern 2 bedroomed mid terraced house. This particular property will suit a multitude of buyers from first time buyers, to a modern family to the discerning buy to let investor.

The generously proportioned accommodation comprises: Spacious lounge, breakfasting kitchen, 2 bedrooms (1 with fitted wardrobes), and a family bathroom with a shower over the bath. The property further benefits from gas central heating, full double glazing, front and rear gardens and driveway.

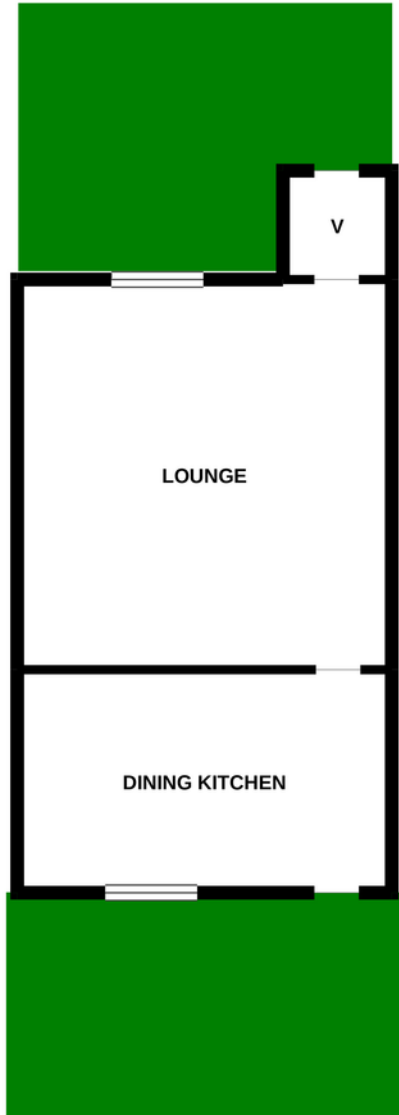
**LOUNGE** - Spacious lounge and large windows to front gifting the room with natural light and a delightful view over the garden and driveway.

**KITCHEN** – This spacious breakfasting kitchen has a wide range of wall and base mounted units in a modern wooden design with appliances that include stainless steel sink, freestanding fridge/freezer, cooker and automatic washing machine. The boiler is modern and was fitted within the last 18 months.

**BEDROOM 1** - This peaceful double bedroom looks out on to the rear garden and has fitted mirrored wardrobes. The room further benefits from carpeting and a neutral décor.

**BEDROOM 2** - Quietly situated to the front of the property, this double bedroom offers built in storage

GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

