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-ESTATES-









1/3, 7 Springfield Gardens, Glasgow, G31 4HS

Offers Over £135,000

- Well-presented home within a sought-after residential setting in Glasgow's East End
- Sleek kitchen complemented by integrated appliances and gas cooking
- Principal bedroom enhanced by the benefit of private en-suite facilities
- Useful storage provisions throughout, ensuring a clutter-free living environment
- Excellent connectivity to Glasgow City Centre, public transport and major commuting routes
- Spacious reception area offering an ideal setting for everyday living and hosting
- Two sizeable double bedrooms providing flexible sleeping accommodation
- Well-appointed family bathroom featuring a bath and contemporary tile and wet-wall finishes
- Moments from The Forge, offering an extensive choice of retail, dining and leisure amenities
- Energy efficiency rating - B

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050

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www.codaestates.co.uk

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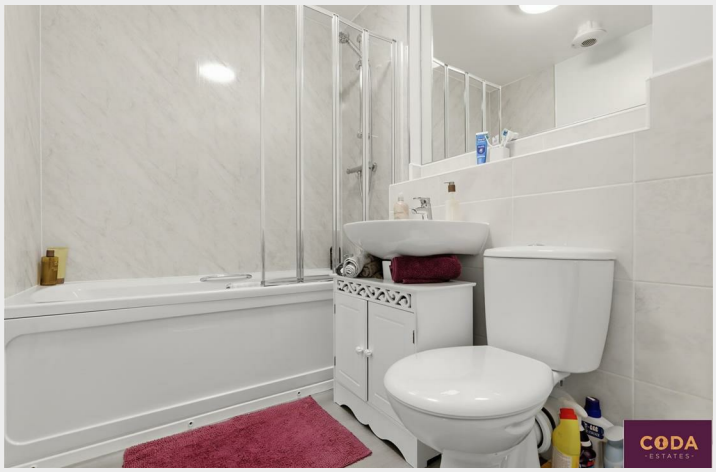
Situated within a popular residential development in Springfield Gardens, Glasgow, this bright and spacious two-bedroom property offers well-proportioned accommodation in a convenient location. Ideally suited to first-time buyers, couples or those looking to downsize, the property enjoys excellent access to a wide range of local amenities, including The Forge Shopping Centre and Glasgow International Arena, with the M74 motorway just a few minutes' drive away.

2 2 1 B

Council Tax Band: B







The accommodation comprises a welcoming living room, providing an excellent space to relax or entertain, alongside a stylish fitted kitchen finished in a contemporary high white, creating a bright and modern feel. The kitchen further benefits from integrated appliances and a gas hob, combining a sleek appearance with everyday practicality.

There are two well-proportioned double bedrooms, including a generous master bedroom, offering comfortable and versatile accommodation.

The property boasts a main bathroom fitted with a three-piece suite, comprising a bath with overhead shower , wash hand basin and WC. Contemporary tiling and wet-wall panelling provide a modern, practical finish, creating a fresh and easy-to-maintain space. The master bedroom further benefits from a separate en-suite shower room, offering additional convenience and privacy.

Additional storage areas throughout the property help maximise practicality and make excellent use of the available space.

Set within an established residential development, the property is ideally placed for accessing nearby shopping, leisure facilities and transport links, making it an appealing choice for a variety of buyers.

With its bright and spacious accommodation, modern kitchen, two bedrooms and convenient location, this property represents an excellent opportunity for those seeking a comfortable home within easy reach of Glasgow's amenities and major road networks.

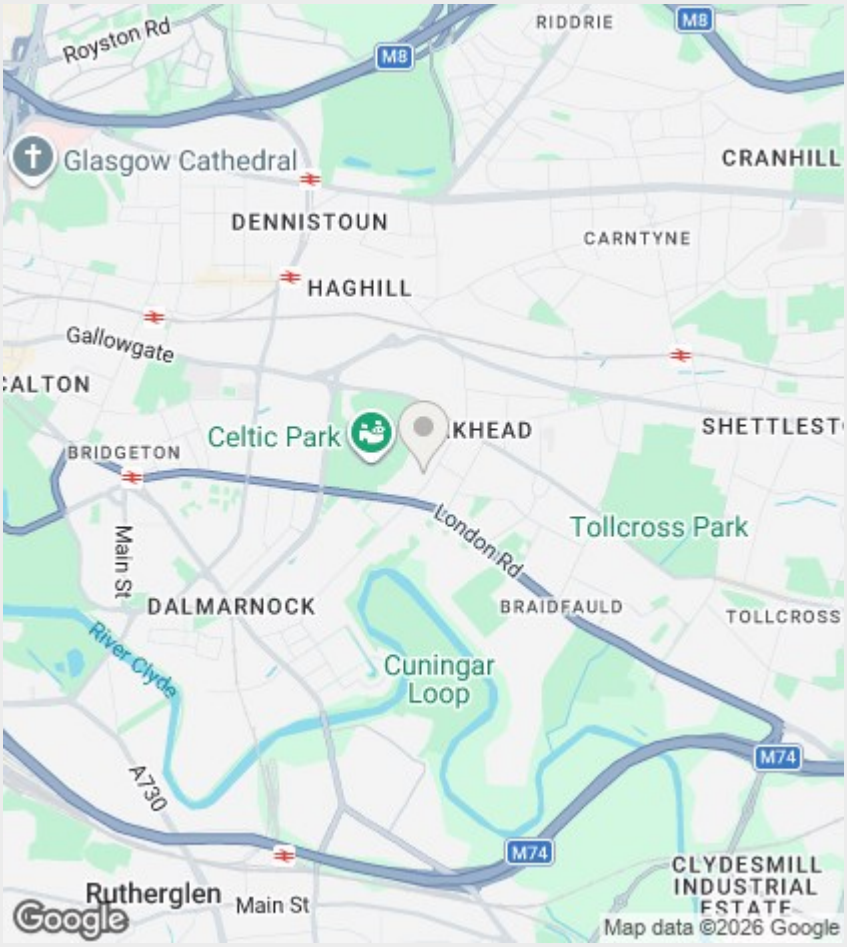
Early viewing is highly recommended to fully appreciate the accommodation on offer.

Parkhead is a popular and well-established area in Glasgow's East End, offering a convenient blend of local amenities, shopping and leisure facilities. The area is home to The Forge Shopping Centre and Retail Park, providing an excellent selection of shops, supermarkets, cafés and everyday services. Sporting and leisure attractions are also close at hand, including Celtic Park, Glasgow International Arena and the Sir Chris Hoy Velodrome. With regular bus services and nearby rail links providing access to Glasgow city centre and surrounding areas, Parkhead is ideally positioned for commuters and those seeking convenient city living.

Combining a strong community atmosphere with excellent local amenities and transport connections, the area appeals to a wide range of buyers.

Home Report Available on Request
Viewings Strictly By Appointment
Council Tax - Glasgow City Band B
EER - B

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



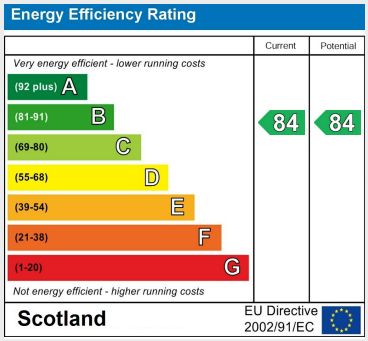
Directions

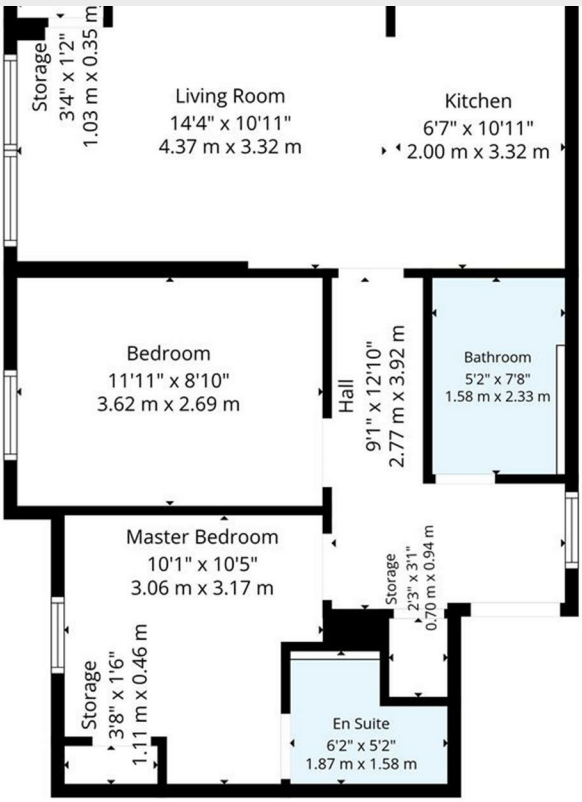
Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

B





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TOTAL: 589 sq. ft, 55 m2

1st floor: 589 sq. ft, 55 m2

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