

**UPPER COTTAGE FLAT**

284 Ruchazie Road,  
Glasgow, G32 6PJ

*The Real  
Estate  
Agents*





Introducing this bright, spacious 2 bedroom upper cottage flat to the market. This property comprises of lounge that is over 15ft long, fully fitted kitchen, 2 double bedrooms and bathroom.

There is double glazing and gas central heating here. There is a large hallway cupboard giving extra storage. There is a private garden area and shared drying green to the rear of the property. Viewing is essential to appreciate the accommodation on offer.

Carntyne is situated approximately 10 minutes drive away from the Forge shopping centre and the Forte shopping centre. The motorway links to both East and West onto the M8 are around 5 minutes drive away. St Timothy's Primary School is situated approximately 1 mile away and St Andrews Secondary School is situated approximately 1 mile away. Carntyne train station is approximately 5 to 10 minutes walk away and there are buses to Glasgow City centre and beyond and Edinburgh City centre and beyond situated close by.

**Lounge** 14ft 8in x 15 ft 8in  
(4.47m x 4.77m)

This spacious front facing lounge benefits from a bay window and is large enough for a dining table. There is neutral decoration and carpeted floor covering. There is a fireplace here as the focal point of the room. There is a radiator and ample power points.

**Kitchen** 11ft x 5ft 1in (3.35m x 1.8m)  
This front facing, fully fitted kitchen benefits from beech effect worktops and white kitchen units. There is oak effect linoleum and a small pantry giving extra storage space and housing the combi boiler. There is a small breakfasting area here also.

**Bedroom 1** 13ft 10in x 10ft 3.5in  
(4.22m x 3.14m)

This rear facing master bedroom benefits from neutral decoration and carpeted floor covering. There is a radiator and ample power points.

**Bedroom 2** 11ft 10in x 9ft  
(3.6m x 2.75m)

This rear facing double bedroom benefits from neutral decoration and carpeted floor covering. There is a radiator and ample power points.

**Bathroom** 8ft 10in x 4ft 8in  
(2.7m x 1.43m)

This rear facing bathroom benefits from a white bathroom suite with power shower fed from the combi boiler. There is beech effect linoleum here, spotlights and heated towel rail.

#### INFORMATION

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries no warranty is given or implied. This schedule is not intended to, and does not form any contract.

#### VIEWING

Strictly by appointment through office no: 0141 552 8810 or call or text 07795 298212

#### OFFERS

All offers should be submitted to The Real Estate Agents, 1 Duke Street, Glasgow, G4 0UL  
[info@estateagencyscotland.co.uk](mailto:info@estateagencyscotland.co.uk)

#### INTEREST

It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

#### OFFICE CONTACT

Janice Stillie

#### OPENING HOURS

7 days a week. From 9am - 6pm Mon -Friday  
9am - 5pm Saturday 9-5 Sunday. If you call the office number you will get someone available every day of the week from 9am till 9pm.  
Call or text 07795 298212

#### THINKING OF SELLING?

To arrange your FREE market valuation today call 0141 552 8810. Call or text 07795 298212  
HYPERLINK  
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[www.estateagencyscotland.co.uk](http://www.estateagencyscotland.co.uk)