

145 Cumbernauld Road  
Stepps  
Glasgow  
G33 6EY  
Tel. 0141 779 9966  
Fax. 0141 779 1470

**CALLAN**  
& Co  
SOLICITORS AND ESTATE AGENTS



**0/3 21 CASTLEFIELD COURT  
GLASGOW G33 6NN**

**ACCOMMODATION**

Situated within a much admired development this ground floor flat offers accommodation which may appeal to a first time buyer, couple or buy to let investor. The accommodation has been well maintained by the present owner and extends to security door entry which gives access into the well maintained communal residents close, main reception hallway with access off to all apartments, lounge with double glazed window formation overlooking the enclosed and well maintained communal gardens to the rear. The lounge also has space for a small dining table and chairs. There is a modern fitted kitchen with a range of floor standing units with counter height work surface, inset sink, the cooker, washing machine and fridge are also included. There are two well appointed bedrooms the master with built-in mirrored wardrobes and bathroom with three piece suite comprising low flush wc with concealed cistern, wash hand basin set in a vanity unit and bath with electric shower. The bathroom has partial ceramic wall tiles and ceramic floor tiling. Included in the specification is gas central heating and double glazing and the property has allocated residents parking and well maintained communal gardens.

**LOCATION**

The property is ideally placed for access to local amenities which include shops which cater for most day to day requirements and a variety of leisure facilities. There are excellent public transport services which serve the immediate area and beyond and for those who commute by car the road and motorway network gives access to most centres of business throughout the central belt and includes Glasgow City Centre. The selling agents strongly recommend an early viewing.

**OFFERS OVER £98,000**

**LOUNGE** 14'7" X 10'11"

**KITCHEN** 10'7" X 7'2"

**BEDROOM ONE** 12'4" X 10'0"

**BEDROOM TWO** 10'9" X 8'10"

**BATHROOM** 9'5" X 6'7"

**FEATURES**

- Gas central heating
- Double glazing
- Security door entry
- Allocated parking space
- Well appointed apartments
- Modern kitchen
- Modern bathroom
- Competitively priced

**VIEWING**

Through Solicitors

**ENTRY DATE**

Negotiable

**TRAVEL DIRECTIONS**

Travelling on Cumbernauld Road towards Stepps and passing Hogganfield Loch on the right hand side. Turn left into Station Road and then next left into Castlefield Court where the property is situated on the left hand side.

**GSPC DISCLAIMER**

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floor plans are indicative only - not to scale.

**Callan & Co (Glasgow) Limited**

Registered in Scotland Company No. SC332986 Director: Martin J. Callan

145 Cumbernauld Road, Stepps, Glasgow, G33 6EY Tel: 0141 779 9966

Also at 157 Cumbernauld Road, Muirhead, Glasgow, G69 9AF Tel: 0141 779 2114 Fax: 0141 779 1470 DX 501700 Muirhead