



### **Lower Flat**

43 Cloberhill Road, GLASGOW, G13 2JL

**Offers Over £115,000**



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43 Cloberhill Road  
**Offers Over £115,000**



Fabulous and immediately impressive LOWER COTTAGE FLAT, located in the quiet residential area of Knightswood, this property has been extensively improved both internally and externally and internal inspection will not disappoint. Twin outer doors onto entrance vestibule, near 18' reception hall with unusually deep recessed storage cupboard, An impressive south facing lounge enjoying tree lined aspects over garden and access to the fully fitted kitchen with window to side and door to patio and garden. The Kitchen area comprises floor and wall mounted polished veneer fronted units with complimentary work tops, tiled floor finish, stainless steel socket and light switch covers, integrated oven, hob and hood and deep pantry. There are two generously proportioned double bedrooms, modern fitted and partially tiled bathroom comprising Three piece suite with electric shower above bath and polished chrome towel rail. The specification includes broad gauge laminate floor finishing, gas central heating and PVC double glazing. There is enclosed secure mono block paved parking area to front suitable for two cars and electric vehicle charging point. To the rear a south facing elevated patio with additional lawn which is tree lined and shared drying area. The building has been refurbished externally. The property is only minutes from excellent amenities including shopping, public road transport, schools at primary and secondary levels, Great Western Road is nearby providing a short commute to the West End, City Centre and Clydebank. Unquestionably one of the finest homes of this style available.





Floor plans are indicative only - not to scale.



#### Room Dimensions

Reception Hall

5.35 m x 1.14 m / 17'7" x 3'9"

Lounge

4.64 m x 3.63 m / 15'3" x 11'11"

Kitchen

3.60 m x 1.93 m / 11'10" x 6'4"

Bedroom 1

3.93 m x 3.63 m / 12'11" x 11'11"

Bedroom 2

3.66 m x 3.16 m / 12'0" x 10'4"

Bathroom

2.33 m x 1.53 m / 7'8" x 5'0"

#### Viewing

Tel: 0141 959 1674

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.



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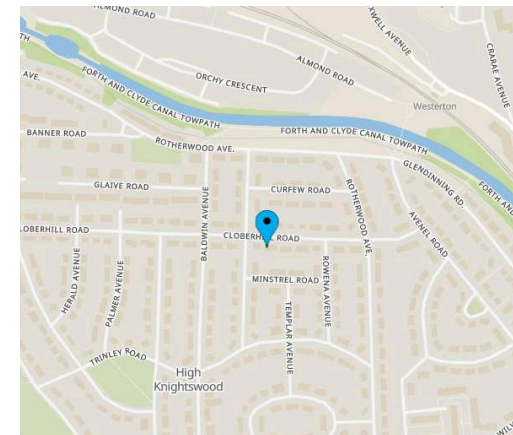
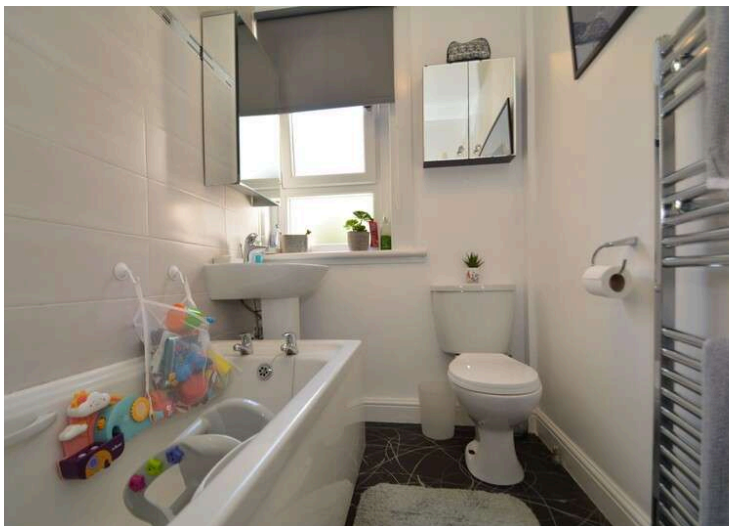






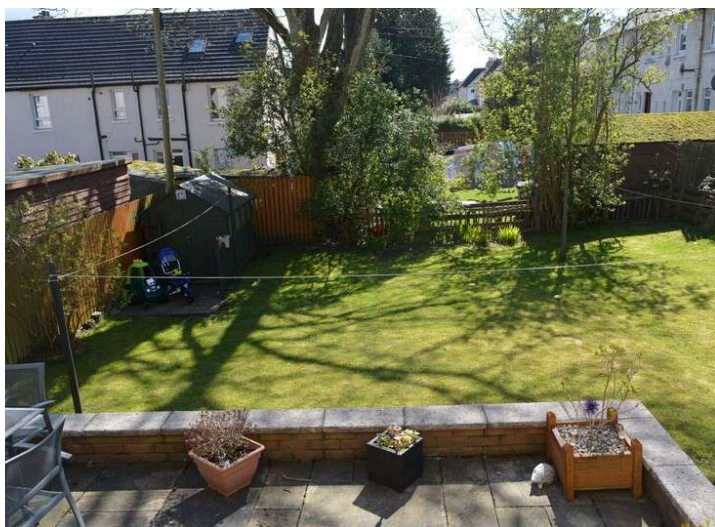






### Travel Directions

Travelling west on Great Western Road continuing to Knightswood Cross turning right at the cross onto Baldwin Avenue continuing past the shops and turning right onto Clobberhill Road. Number 43 is on right.



Ref: E432524



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