



Upper Flat

154 Kirkton Avenue, GLASGOW, G13 3AD

Offers Over £119,995



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Upper Flat

154 Kirkton Avenue

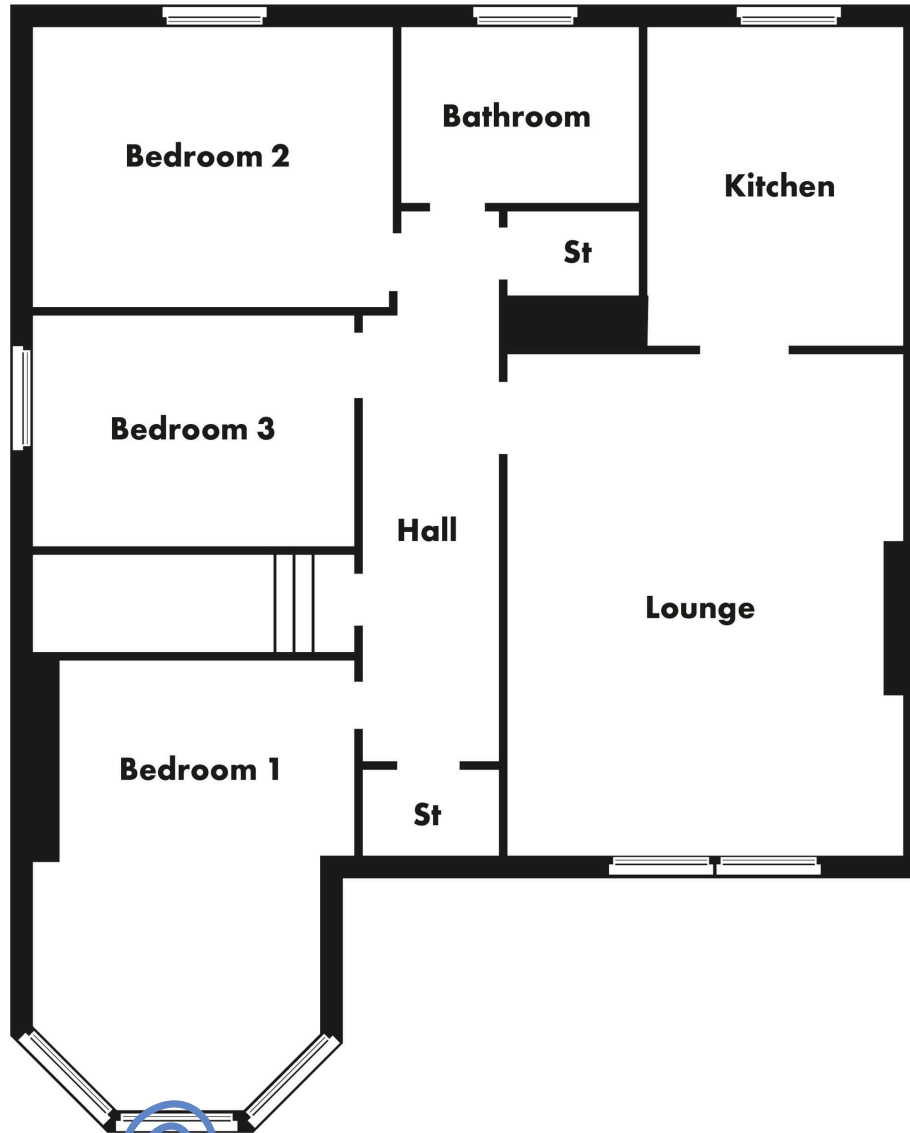
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Beautifully presented larger UPPER COTTAGE FLAT has recently been upgraded to a high standard and internal inspection will not disappoint. Offering a flexible layout with southerly aspects to front, the accommodation comprises: Entrance hall with stairs to upper reception hall with two deep storage cupboards (replacement white panelled doors to all apartments), impressive south facing lounge to front with southerly aspects (polished chrome socket and light switch covers), access to recently refurbished breakfasting kitchen with window to rear and comprising floor and wall mounted polished veneer fronted units with stainless steel handles, complimentary work tops and tiled splash back and floor finish, integrated oven, hob and hood, principal bedroom to front with bay window, two further bedrooms (one could be used as a separate dining room if required), fully refitted bathroom comprising three piece suite with independent shower above bath. Wet wall panelling, ceiling lined in PVC with recessed downlights and polished chrome towel rail. The specification includes gas central heating, double glazing (windows to front replaced 2021), the property has recently been decorated throughout and floor coverings replaced with much of the work completed late 2020, early 2021. Garden to side/rear and shared drying area. The property is situated just off Polnoon Avenue and a short walk to Garscadden Station, Knightswood shopping centre, convenient for Dumbarton Road, Knightswood park and golf course, Anniesland Cross, an easy commute to the West End and City Centre.



Floor plans are indicative only - not to scale.



Room Dimensions

| | |
|-----------|---------------------------------|
| Lounge | 5.00 m x 3.47 m / 16'5" x 11'5" |
| Kitchen | 3.40 m x 2.22 m / 11'2" x 7'3" |
| Bedroom 1 | 4.15 m x 3.28 m / 13'7" x 10'9" |
| Bedroom 2 | 3.87 m x 2.79 m / 12'8" x 9'2" |
| Bathroom | 2.00 m x 1.72 m / 6'7" x 5'8" |

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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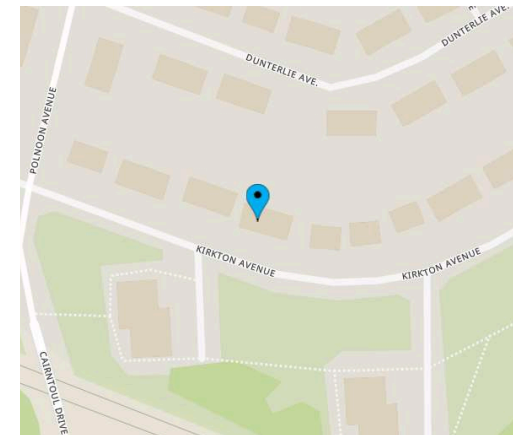
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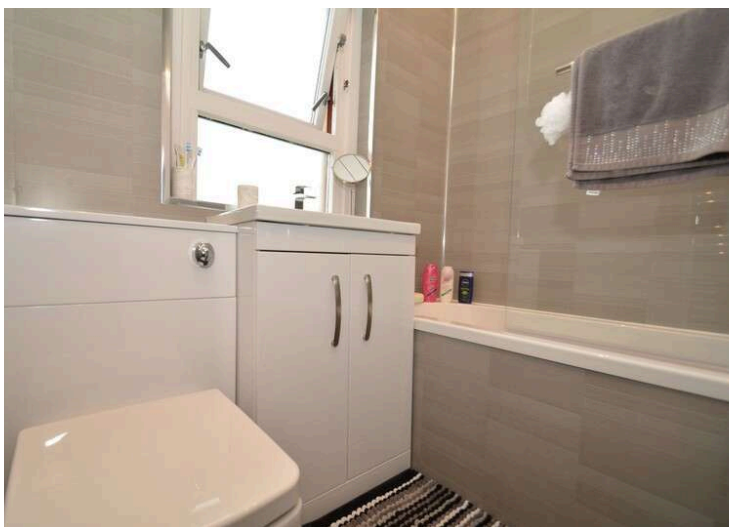






Travel Directions

Travelling west along Alderman Road turn third left onto Polnoon Avenue, left before Garscadden Station onto Kirkton Avenue and number 154 is on left.



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