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### **Maisonette Flat**

Flat 2/9, Glasgow, G13 2AN

**Offers Over £95,000**











## **Maisonette Flat**

Flat 2/9

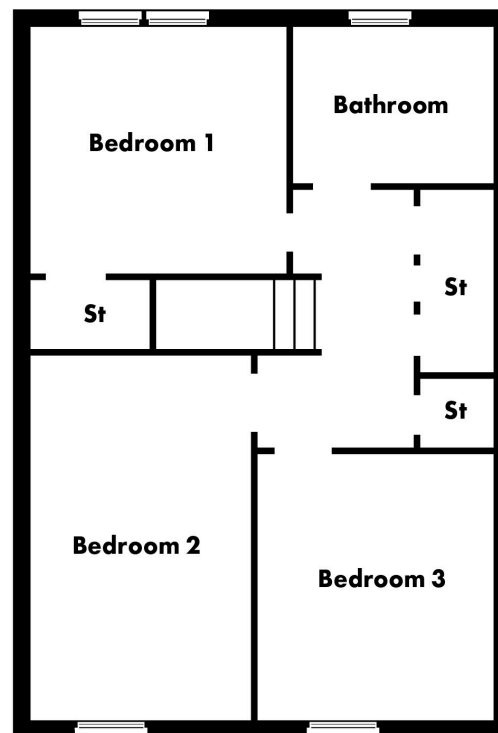
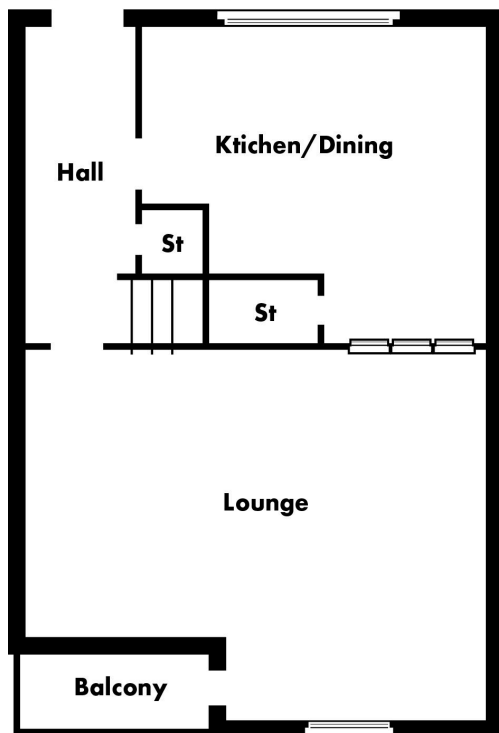
**Offers Over £95,000**

Attractively decorated and well presented UPPER MAISONETTE within comprehensively refurbished building. Situated on the banks of the Forth & Clyde Canal, the property enjoys pleasant open aspects to both front and rear, is only a short walk to Great Western Road nearby. Offering excellent family accommodation formed over two levels, the specification includes gas central heating and PVC double glazing. Security controlled access onto entrance with stairs to upper levels, reception hall with cloaks/storage cupboard off, generously proportioned lounge to front with open aspects and door onto balcony, family sized dining kitchen comprising floor mounted veneer fronted units with complimentary work tops and tiled splash back, a deep storage cupboard extending below stairs. Upper level: extensive built-in storage to the landing, main bedroom to rear overlooking the canal and having a deep recessed wardrobe/storage cupboard, two further bedrooms and new (July 2025) partially tiled bathroom comprising three piece white suite. The property is convenient for a wide and varied range of amenities including excellent public road transport, shopping, schools at primary and secondary levels, only minutes from Knightswood park and golf course. The property is also convenient for access to the West End, City Centre and Queen Elizabeth Hospital.





Floor plans are indicative only - not to scale.



### Room Dimensions

Lounge	4.91 m x 3.91 m / 16'1" x 12'10"
Kitchen	3.77 m x 3.54 m / 12'4" x 11'7"
Bedroom 1	3.85 m x 3.19 m / 12'8" x 10'6"
Bedroom 2	3.91 m x 2.58 m / 12'10" x 8'6"
Bedroom 3	2.84 m x 2.30 m / 9'4" x 7'7"
Bathroom	2.76 m x 1.69 m / 9'1" x 5'7"

### Entry

Insert Entry Info Here

### 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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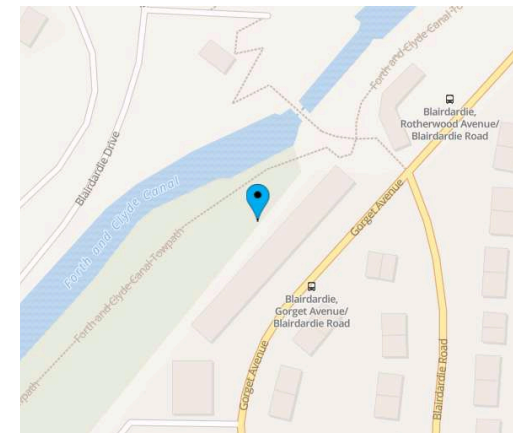
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### Travel Directions

Travelling west along Great Western Road from Knightswood Cross, past Lincoln Avenue on left turning right onto Blairdardie Road at the top turn left onto Gorget Avenue and number 87 is on right.



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