



Upper Flat

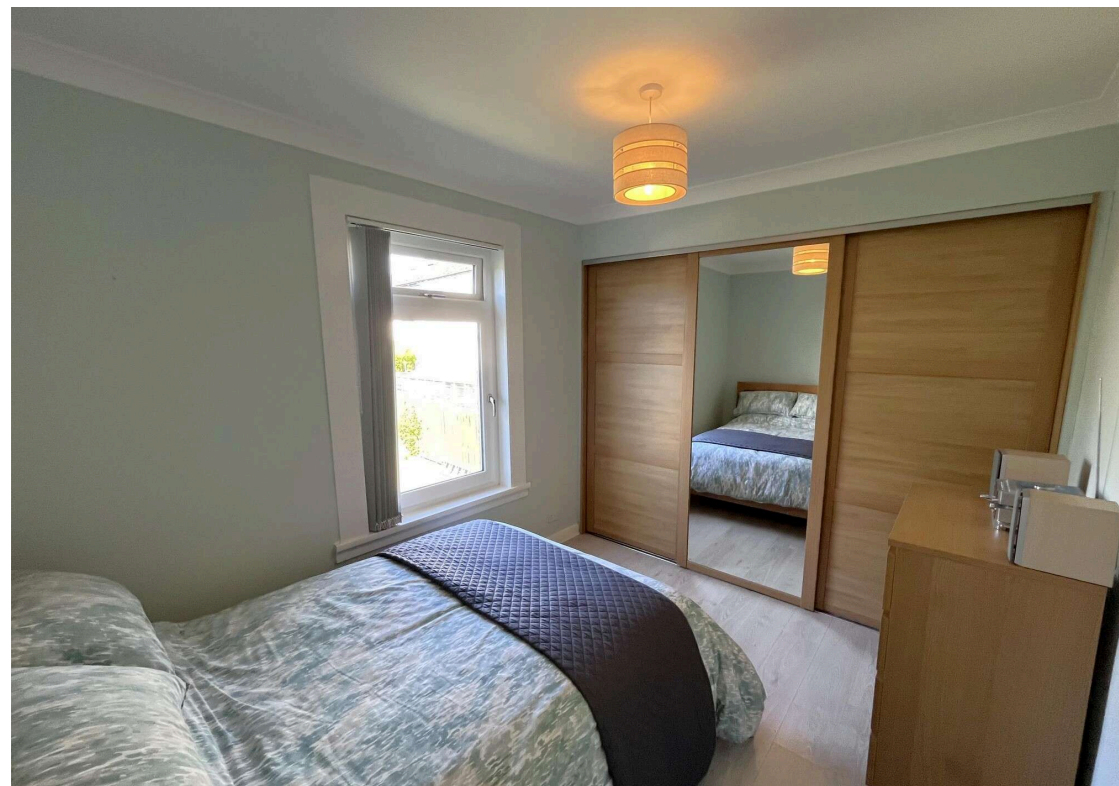
37 Hermitage Avenue, Knightswood, Glasgow, G13 3QW

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Description

This larger three bedroom upper cottage flat is brought to the market in immaculate condition and enjoys a much admired setting within the popular Knightswood district.

This home boasts a number of appealing features such as the stylish decor and the beautifully appointed kitchen and shower room. Furthermore the windows are double glazed, installed in 2018, the gas central heating boiler was renewed circa 2019 and the roof was replaced in 2024.

The entrance door to the side of the building leads to a small hall and the stairs to the upper landing. This landing links to the main rooms and there are two deep cupboards affording excellent storage space. A ceiling hatch with pull down ladder provides convenient access to the partially floored attic space and again offers further useable storage space. The lounge is a very comfortable reception room with broad window formation framing the delightful aspects towards the leafy Hermitage Avenue. A wall mounted electric fire is a most practical and aesthetically pleasing feature. A doorway to the rear of the lounge leads to a most stylish kitchen. There is an integrated gas hob & oven and space for a fridge, freezer and washing machine to sit neatly beneath the worktops. The Ideal gas central heating boiler is discretely housed to one wall.

There are three bedrooms in this property, the front and rear bedrooms are of excellent double sized proportion and with built in wardrobe space. The middle bedroom is a lovely single bedroom with window to the side elevation. The shower room is another highlight of this property, the grey tones to wall and floor complimenting the white fixtures and fittings. There is a broad walk in shower with main shower attachment, wc and the wash hand basin sits within a vanity unit.

Externally there are lawned gardens to the side of rear and a shared drying green.

This property enjoys a slightly elevated position on a most attractive tree lined avenue in Knightswood. It sits close to a host of amenities including local shops on Alderman Road, Knightswood Shopping Centre and a further selection of shops and supermarkets in Anniesland. Great Western Road Retail Park is also a short distance away. There are a number of Primary and Secondary Schools in the immediate and surrounding areas including Knightswood Primary, Corpus Christi RC Primary and Knightswood Secondary. Nearby recreational facilities include Knightswood Park, Scotstoun Leisure Centre and Victoria Park. Those commuting have access to handy public transport services such as local bus routes and regular train services operating from nearby Scotstounhill Train Station. There are also convenient road links to Great Western Road, the Clyde Tunnel, Glasgow City Centre and the M8 Motorway.

Lowther Annual Fees for 2025/26: Factoring Management Fee: £278.29 Buildings Insurance Premium: £333.74

Room Dimensions

Upper landing	5.31 m x 1.17 m / 17'5" x 3'10"
Lounge	4.95 m x 3.48 m / 16'3" x 11'5"
Kitchen	3.40 m x 2.36 m / 11'2" x 7'9"
Bedroom 1	4.06 m x 3.43 m / 13'4" x 11'3"
Bedroom 2	2.79 m x 3.23 m / 9'2" x 10'7"
Bedroom 3	3.56 m x 2.34 m / 11'8" x 7'8"
Shower Room	1.83 m x 1.85 m / 6'0" x 6'1"

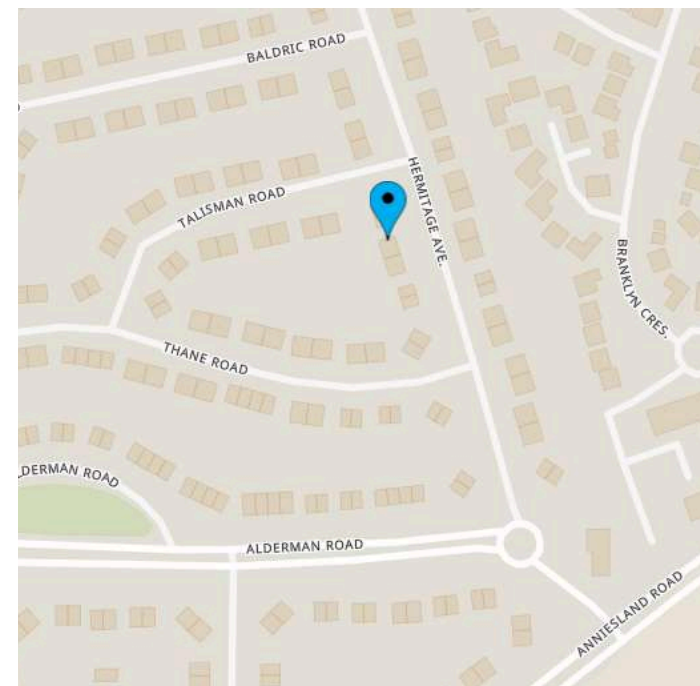
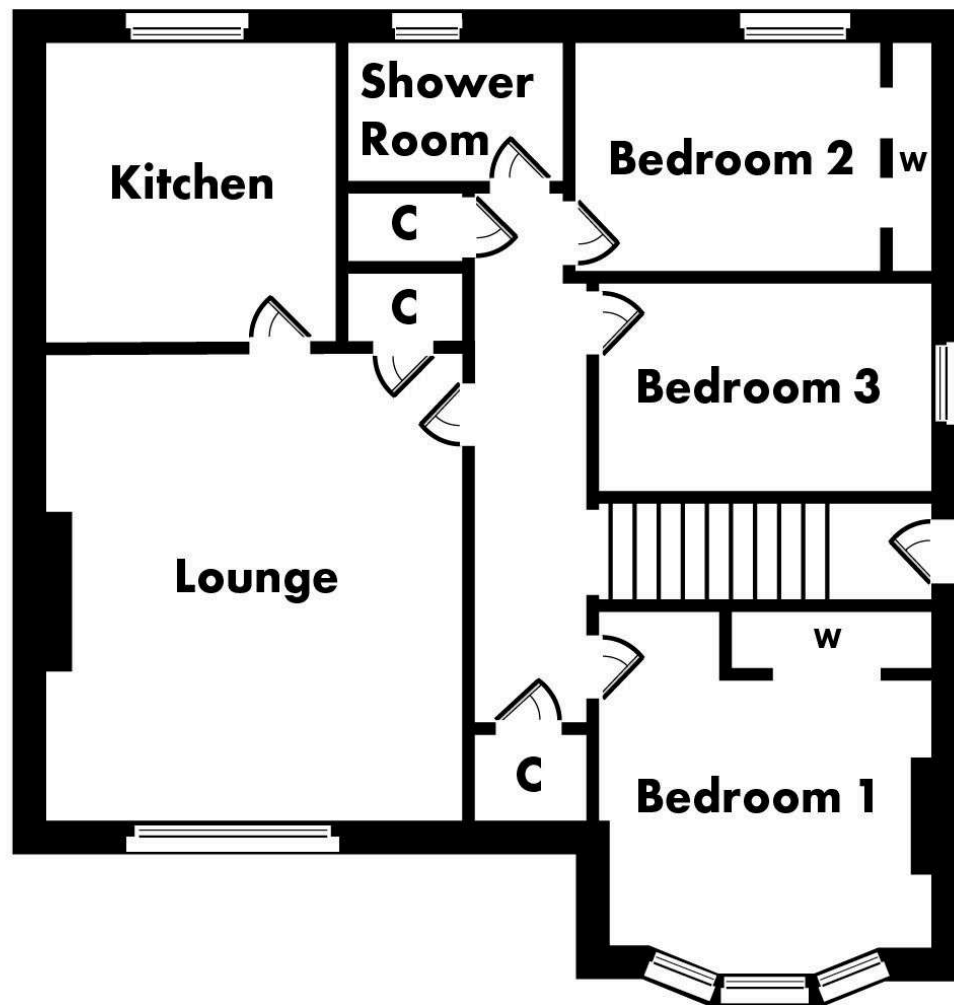
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Features

Beautifully presented upper cottage flat
Three bedrooms
Stylish kitchen and shower modern
Gas central heating - boiler installed circa 2019
Double glazed windows installed in 2018
Re-roofed in 2024
Close to schools, shops and public transport



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling along Anniesland Road turn onto Alderman Road and at the roundabout take the 2nd exit, (ahead), onto Hermitage Avenue. This property is found along on the left hand side.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

Property Manager: Iain Macmillan • Telephone: **0141 331 0741**

Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
1242 Shettleston Road, Shettleston, G32 7PG F: 0141 763 1948

For further information:

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