



53 MIDCROFT AVENUE, GLASGOW. G44 5RL.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING THIS TWO BEDROOM AND DINING ROOM / BOXROOM, LOWER COTTAGE FLAT TO THE MARKET. THE PROPERTY IS SITUATED WITHIN THE WELL SOUGHT AFTER AREA OF CROFTFOOT AND HAS GREAT ACCESS TO LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS. THE PROPERTY IS IN GOOD ORDER INTERNALLY AND BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. PRIVATE FRONT GARDEN AND COMMUNAL REAR DRYING AREA. DRIVEWAY PARKING. FRESHLY DECORATED AND NEWLY CARPETED.



- 2 BEDROOM / BOXROOM LOWER COTTAGE
- DRIVEWAY PARKING
- CLOSE TO LOCAL SHOPS AND AMENITIES
- DOUBLE GLAZING
- PRIVATE FRONT AND REAR GARDEN
- IDEAL FIRST TIME PURCHASE
- NEWLY CARPETED

OFFERS OVER £105,000

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ENTRANCE HALL 13' 11" x 4' 7" (4.23M x 1.39M)

ENTRANCE HALLWAY HAS FRESH DECOR AND GREY CARPET THROUGHOUT. GIVES ACCESS TO ALL APARTMENTS WITH EXCEPTION OF THE KITCHEN, WHICH IS ACCESSED DIRECTLY FROM THE LOUNGE. UNDERSTAIR STORAGE CUPBOARD HOUSING THE BOILER AND GAS METER UNIT.

LOUNGE 15' 0" x 12' 2" (4.56M x 3.71M)

LOUNGE HAS FRONT FACING WINDOW. FEATURE FIRE PLACE WITH INSET LIVING FLAME GAS FIRE. FRESH DECOR AND GREY CARPET THROUGHOUT. STORAGE CUPBOARD HOUSING THE SERVICE METERS.

KITCHEN 6' 8" x 6' 6" (2.02M x 1.99M)

FITTED KITCHEN HAS BEECH EFFECT WALL AND BASE STORAGE UNITS, OAK EFFECT WORK SURFACES AND SPLASHBACK WALL TILING. GAS COOKER WITH OVERHEAD EXTRACTOR HOOD. UNDER COUNTER FRIDGE AND WASHING MACHINE.

BEDROOM 1 16' 6" x 10' 10" (5.03M x 3.31M)

GOOD SIZED BEDROOM WITH FEATURE FIRE SURROUND. FRESH DECOR AND GREY CARPET. STORAGE CUPBOARD HOUSING CONSUMER UNIT. VIEWS OVER THE FRONT OF THE PROPERTY.

BEDROOM 2 11' 1" x 9' 8" (3.39M x 2.95M)

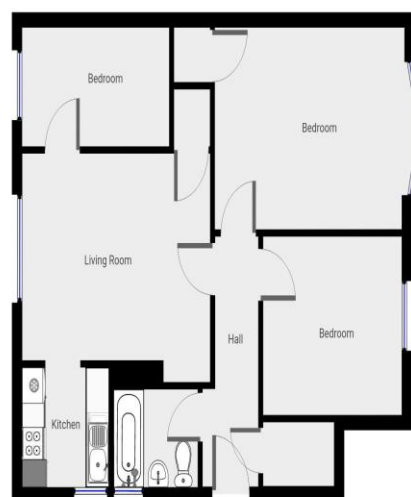
BEDROOM 2 HAS BRIGHT FRESH DECOR AND GREY CARPET THROUGHOUT. FACING TO THE FRONT.

DINING ROOM / BOXROOM 11' 10" x 6' 4" (3.6M x 1.94M)

DINING ROOM / BOXROOM IS ACCESSED DIRECTLY FROM THE LOUNGE AND FACES OVER THE REAR OF THE PROPERTY. FRESH DECOR AND GREY CARPET.

BATHROOM 6' 10" x 5' 4" (2.09M x 1.63M)

THREE PIECE SUITE WITH SHOWER ATTACHMENT. FRESH DECOR. GREY WOODSTAIN EFFECT VINYL FLOORING.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. CAUTION: ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

MONEY LAUNDERING REGULATIONS 2003

INTENDING PURCHASERS WILL BE ASKED TO PRODUCE IDENTIFICATION AND PROOF OF FINANCIAL STATUS WHEN AN OFFER IS RECEIVED. WE WOULD ASK FOR YOUR CO-OPERATION IN ORDER THAT THERE WILL BE NO DELAY IN AGREEING THE SALE.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE, THEY DO NOT FORM PART OF ANY CONTRACT ON OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT THE WIDEST POINT. WE HAVE NOT TESTED THE ELECTRICITY, GAS OR WATER SERVICES OR ANY APPLIANCES. PHOTOGRAPHS ARE REPRODUCED FOR GENERAL INFORMATION AND IT MUST NOT BE INFERRED THAT ANY ITEM IS INCLUDED FOR SALE WITH THE PROPERTY. IF THERE IS ANY PART OF THIS THAT YOU FIND MISLEADING OR SIMPLY WISH CLARIFICATION ON ANY POINT, PLEASE CONTACT OUR OFFICE IMMEDIATELY WHEN WE WILL ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE



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