



**MITCHELLS
ROBERTON**



Ground Floor Flat
56 Croftend Avenue, GLASGOW, G44 5PE
£99,995





56 Croftend Avenue, Croftfoot, G44 5PE

Ground floor Cottage Flat in popular residential area. The property is well presented and is situated close to all local amenities, shops, schools and public transport services. It has off Street parking to the front and an enclosed private garden to the rear. Early viewing is recommended. The accommodation comprises entrance hall, lounge open plan to dining room (with patio doors to rear garden), "Galley" kitchen (appliances), 2 double bedrooms and a refitted shower room. It benefits from having gas central heating, double Glazing, off street parking and a fully enclosed garden to the rear.

Entrance Hall RoomDimensions1
The entrance hall gives access to all main apartments. Deep cupboard housing central heating boiler. Fitted carpet.

Lounge 4.50 m x 3.30 m / 14'9" x 10'10"

The lounge is on an open plan basis with the dining room and has a window to the rear overlooking the garden. Central heating radiator. Fitted carpet. Deep built in cupboard.

Dining Room RoomDimensions3

The dining room has ample space for a table and chairs and has double patio doors to the rear garden.

Kitchen 2.10 m x 1.90 m / 6'11" x 6'3"

"Galley" style kitchen with a range of fitted units providing storage. Stainless steel sink and drainer. Integrated 4 ring hob, oven and cooker hood. Free standing fridge. Washing machine. Tiled floor. Coordinating work tops. Small window to side.

Bedroom 1 5.00 m x 3.30 m / 16'5" x 10'10"

Master bedroom with bay window to the front. Fitted carpet. Central heating radiator. Built in storage cupboard.

Bedroom 2 3.30 m x 2.90 m / 10'10" x 9'6"

Double bedroom with window to the front. Fitted carpet. Central heating radiator.

Shower Room 2.00 m x 1.60 m / 6'7" x 5'3"

Fully tiled refitted shower room with opaque window to the side. White WC and wash hand basin and fully enclosed shower cubicle with Creda electric shower. Stainless seated towel rail. Tiled floor. Downlights.

Gardens RoomDimensions8

The property has the benefit of having of street parking in the front garden. It also has a lovely private rear garden laid mainly to lawn for ease of maintenance.

RoomName9 RoomDimensions9

Insert Room Description Here

Room10 RoomDimensions10

Insert Room Description Here

RoomName11 RoomDimensions11

Insert Room Info Here

RoomName12 RoomDimensions12

Insert Room Info Here

RoomName13 RoomDimensions13

Insert Room Info Here

RoomName14 RoomDimensions14

Insert Room Info Here

RoomName15 RoomDimensions15

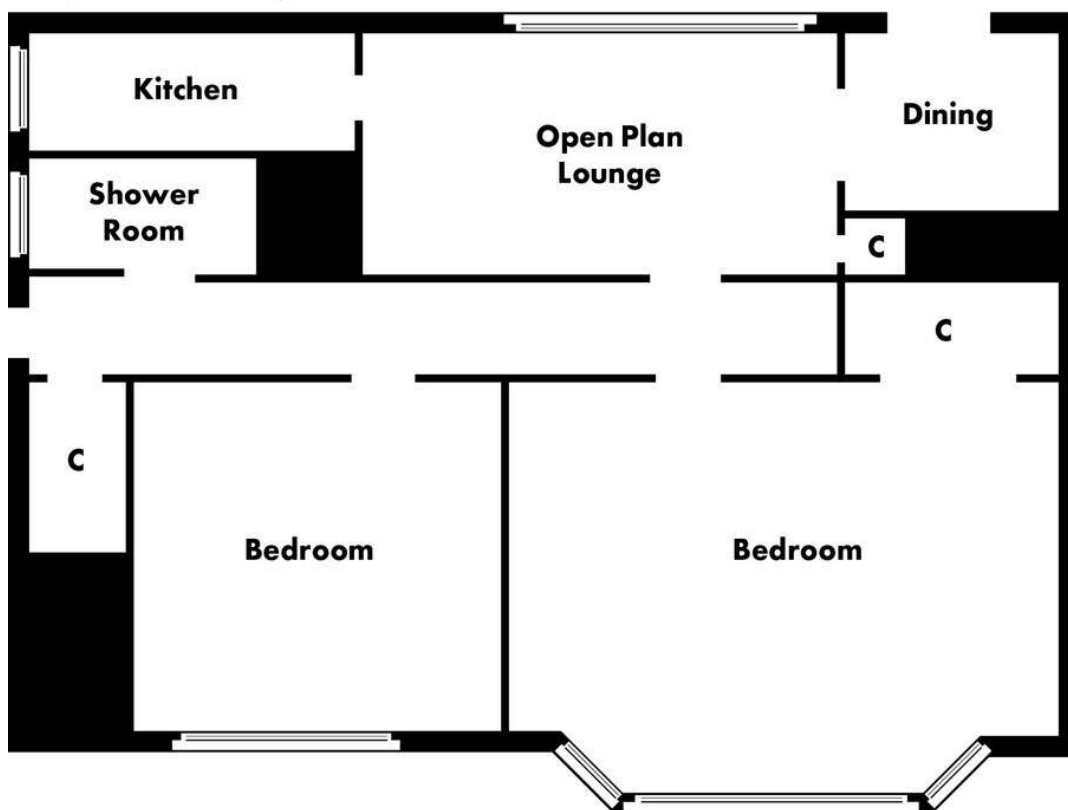
Insert Room Info Here

Garden

Insert Garden Info Here



Floor plans are indicative only - not to scale.



SELLERS

Insert Seller Info Here

ENTRY DATE

Insert Entry Date Here

VIEWING

Insert Viewing Info Here

TAX BAND

Tax Band B

SCOTTISH STANDARD MISSIVES:

Offers are invited in the form of the Scottish Standard Missives.

DISCLAIMER:

Whilst we endeavour 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 to 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



**MITCHELLS
ROBERTON**

www.mitchells-roberton.co.uk • bg@mitchells-roberton.co.uk

George House, 36 North Hanover Street, Glasgow, G1 2AD
Telephone. 0141 552 3422 • Fax. 0141 552 2935

Ref: E408502



Mitchells Roberton is the trading name of Mitchells Roberton Ltd (Registered Number SC497188) having its Registered Office at George House, 36 North Hanover Street, Glasgow G1 2AD.