





## Glencroft Road, Croftfoot, G44 5RD

Shanta Residential are delighted to bring to the market this well presented, two bedroom, lower cottage flat in popular Croftfoot, Glasgow. Within walking distance of local bus routes, shops and local schooling, this property is ideally situated for first time buyers, small families and those looking to commute to the city and beyond. The living room has an open plan feel and features luxurious wooden style flooring and offers gorgeous views out to the garden, accessible through french doors. This space opens up to a dining area, perfect for entertaining and allows more light to flood in to the room overall. Accessible through from here, the kitchen is modern and carefully considered. The kitchen is well laid out with neutral wall and floor cabinets that provide great storage, along with excellent space for preparation. Through the hall, each of the bedrooms can be found, both are spacious and feature large windows making them feel bright and airy. The bathroom boasts a walk-in shower, finished with contemporary chrome fixtures. Completing the home is the private garden, a great space to enjoy your morning coffee or soak up the summer sun. Glencroft Road is well positioned for transport links with the closest bus stop being a short walk away, as well as being within walking distance of both Croftfoot and Kings Park train stations. Nearby you will also find both the well maintained Kings Park, as well as the Kings Park South Nature Trail. With gas central heating, double glazing, and great location we expect this property to be popular and would recommend early viewing. For Council Tax purposes, this property falls in Band B.

- **Two Bedrooms**
- **Gas Central Heating**

- **Ground Floor Flat**
- **Great Location**

- **Private Garden**
- **Nearby Amenities**

- **Double Glazing**
- **Excellent Transport Links**

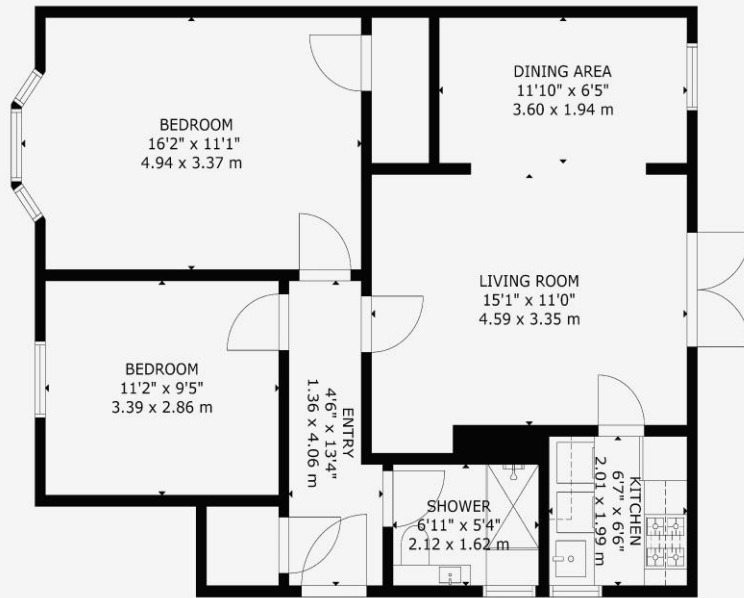


Offers Over £110,000





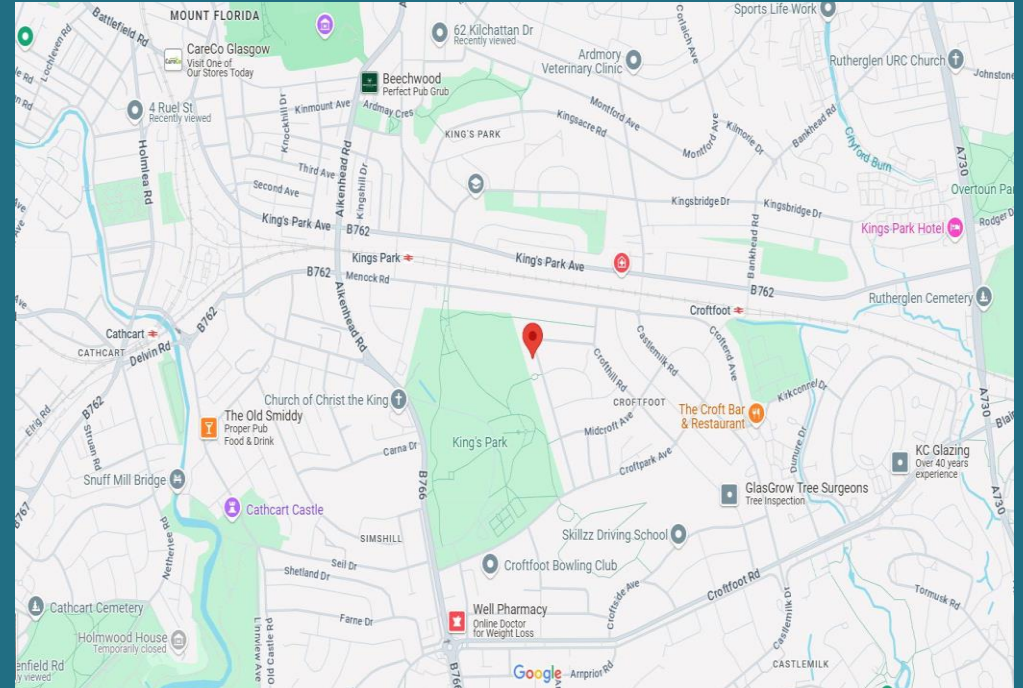
## Floorplan



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 68 m<sup>2</sup> / 737 sq ft  
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SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

## Map



DISCLAIMER: Whilst we try really hard to make our sales details accurate and reliable they should not be relied on as statements or representations of fact. They do not constitute part of an offer or contract. All measurements etc are approximations. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.