



# 31 Commore Drive, Glasgow, G13 3TU

## Offers over £124,995









This fantastic TWO-bedroom lower cottage flat within the popular Knightswood area is presented to market in walk-in condition and is not expected to be available for long! With Matterport Tour and HDVR Property Tour available, please contact Elevate Property Services for more information.



#### **Property Information**

Welcome to No. 31 Commore Drive, situated within a popular Knightswood locale. This splendid TWO-bedroom lower cottage home offers an excellent level of accommodation. Freshly decorated throughout, this bright and spacious property is presented to market in walk-in condition.

To the front, the property benefits from ample on street parking and private garden which is mainly laid to lawn. Upon entering through the modern UPVC door, the welcoming entrance hallway leads to all rooms within the property. The neutrally decorated lounge boasts large windows filling this space with natural sunlight. The modern fitted kitchen has an array of light blue wall and base mounted units paired with wood effect worktops, creating a fashionable and efficient workspace. The kitchen further benefits from an integrated gas hob, electric oven and extractor fan and adequate space for free standing appliances.

Both bedrooms within this property are generous in size and benefit from large windows providing plenty of natural sunlight. Completing this property is a stunning fully tiled bathroom comprising of shower over bath, vanity unit and W.C. The private rear garden is fully enclosed, creating a safe space for children and pets alike.

Ideally situated just off Alderman Road and within easy reach of highly sought after schools, shopping and leisure centres. Excellent transport links are available, providing direct transport links to Glasgow City and Loch Lomond area.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

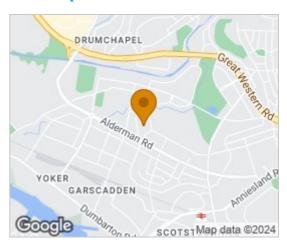
Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

#### **Room Dimensions**

Living Room - 3.83m x 4.20m Kitchen - 4.14m x 1.89m Bedroom One - 3.97m x 3.90m Bedroom Two - 3.00m x 3.56m Bathroom - 2.89m x 1.37m

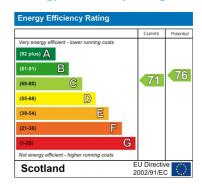
#### Area Map



#### **Floor Plans**



### **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.