



## 87 Thane Road, Glasgow, G13 3BN

Offers over £124,995



This fantastic TWO-bedroom upper 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 HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to No. 87 Thane Road, situated within a popular Knightswood locale. This splendid TWO-bedroom upper cottage home offers an excellent level of accommodation. Freshly decorated throughout, this bright and spacious property is presented to market in walk-in condition.

Entrance is via a uPVC door to the side of the building, leading into the welcoming hallway and stairway to upper floor. The lounge is bright and airy with large windows flooding this room with an abundance of natural light. The fitted kitchen hosts an array of light wood effect wall and base mounted units paired with coordinating laminate worktops, creating a clean and efficient workspace. Adequate space is also available for the required free-standing appliances. Both bedrooms are well-proportioned and freshly decorated. Completing this property is a fully tiled shower room comprising of a walk-in shower cubicle, vanity unit and W.C. The apartment also benefits from additional storage within the hallway and the loft area. Gas central heating and double glazing throughout, provides all rooms with a lovely warmth all year round. The sizeable rear garden boasts a storage shed and is mainly laid to lawn, creating a low maintenance space for relaxation.

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 - 3.60m x 3.65m

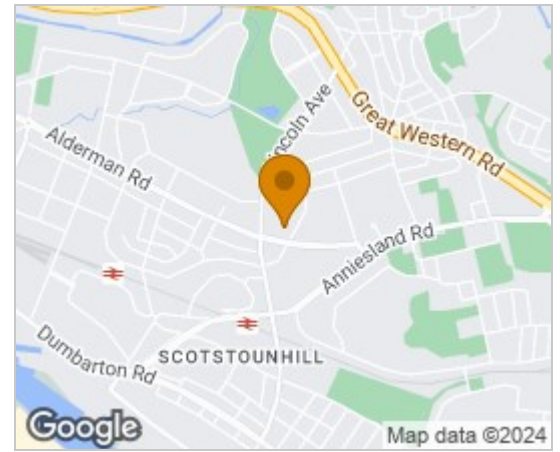
Kitchen - 2.87m x 3.04m

Bedroom One - 4.03m x 3.03m

Bedroom Two - 4.01m x 3.38m

Bathroom - 1.85m x 1.87m

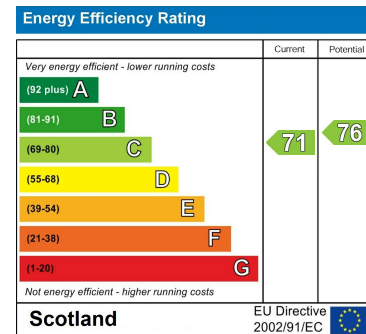
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ

Tel: 01389 504114 Email: [info@elevatepropertyservices.com](mailto:info@elevatepropertyservices.com) <https://www.elevatepropertyservices.com/>