



## 123 Glanderston Drive, Glasgow, G13 3UG

Offers over £119,995



**\*\*Highly Sought after THREE bedroom lower cottage flat within the popular area of Knightswood, Glasgow\*\*** This property has been appraised to reflect the modernisation required and is not expected to be available for long. With HD property tour available, please contact Elevate Property Services for more information.





## Property Information

Welcome to No. 123 Glanderston Drive, this highly sought after THREE bedroom lower cottage property has fantastic potential to be a lovely family home following some renovation. The property is situated within the popular Knightswood area and is within walking distance from a host of amenities and public transport links.

To the front of the property, an easily maintained lawn garden is available and ample on street parking. Entrance is via the front of the building into the reception hallway which provides access to most rooms within the property. The lounge offers impressive dimensions and boasts a large window flooding this room with an abundance of natural light. The kitchen has excellent potential for refurbishment and provides access to the rear garden. The property is further complimented with three bedrooms, all of which are generously proportioned. Completing this property is a fully tiled wet room, with electric shower, wash hand basin and W.C.

The apartment also benefits from double glazing and gas central heating, providing all rooms with a lovely warmth all year round.

The easily maintained rear garden benefits from a storage shed and has been designed to be low maintenance, creating a safe environment for children and pets alike.

Perfectly situated within walking distance of a host of sought after schooling, local amenities, and excellent transport links further afield 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 floorplans 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 - 4.93m x 3.52m

Kitchen - 3.46m x 2.38m

Bedroom One - 4.20m x 3.62m

Bedroom Two - 3.90m x 2.82m

Bedroom Three - 3.68m x 2.32m

Bathroom - 2.00m x 1.81m

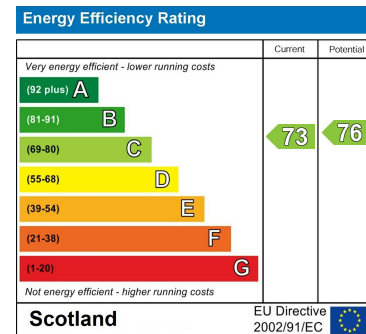
## Area Map



## 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.

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