

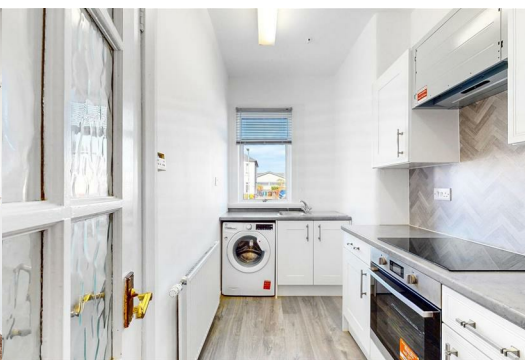


47 Killoch Drive, Glasgow, G13 3AU

Offers over £124,995



Elevate Property Services are delighted to present this spacious TWO bedroom lower cottage flat to market. This property is located within the highly sought after Knightswood area and is within walking distance to a host of amenities and transport links.



Property Information

Welcome to 47 Killoch Drive, this spacious TWO bedroom lower cottage flat with driveway to the front and low maintenance gardens is sure to be popular.

Entrance into the property via the side of the building and leading to a welcoming reception hallway which leads to all rooms. The neutrally decorated lounge is generous in size and boasts a feature fireplace and large windows which flood this room with an abundance of natural light. The newly fitted kitchen hosts an array of wall and floor units and laminate worktops, creating a clean and efficient workspace. Kitchen appliances include an integrated electric hob, oven and an extractor fan with ample space available for a free-standing washing machine and fridge freezer. Two well-proportioned bedrooms are available, one of which benefits from patio door access to the rear garden. Completing this property, is a fully tiled, shower room comprising of a shower, wash hand basin and W.C.

Ideally situated within a short distance of sought after schooling, the property may particularly appeal to families with children of various ages. Convenient shopping facilities are also nearby, as are good transport links to Glasgow City, Loch Lomond and further afield, making the central location ideal for a host of purchasers.

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.

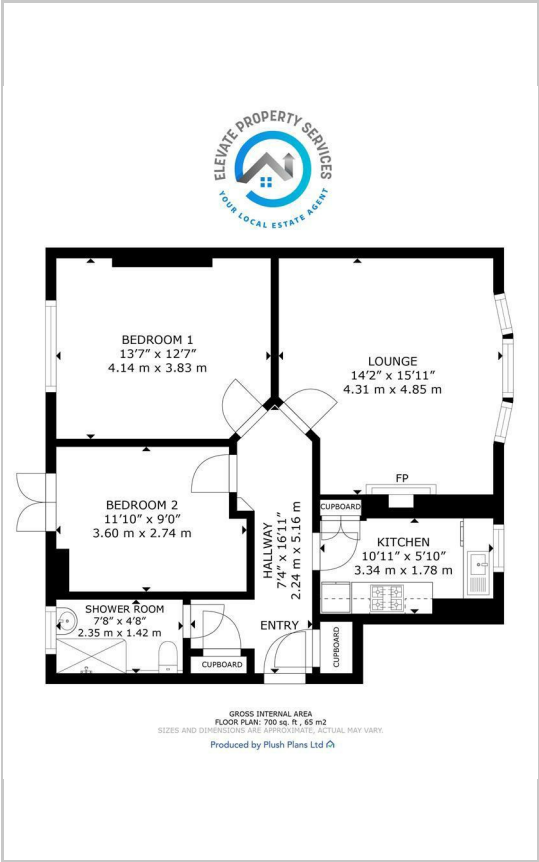
Room Dimensions

- Lounge - 4.85m x 4.31m
- Kitchen - 3.34m x 1.78m
- Bedroom One - 4.14m x 3.83m
- Bedroom Two - 3.60m x 2.74m
- Shower Room - 2.35m x 1.42m

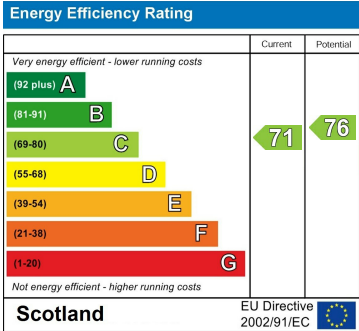
Area Map



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.