

## **PROPERTY SUMMARY**

Centrally located close by to local shops, cafes, restaurants, and the 3c Glasgow bus stop is this charming Victorian two-bedroom mid-terrace cottage. Steeped in local history this beautiful home exudes character whilst offering deceptively spacious accommodation, period features, and a sizeable, mature rear garden.

The spacious accommodation comprises; entrance vestibule, reception hallway with original tiled floor, generous front facing lounge with feature fireplace with electric fire inset, open to dining room with French doors leading onto pati area, and a tasteful duck egg blue modern fitted kitchen with oven, hob, and hood, and rear access.

Also at ground level is a well-proportioned bedroom with storage, and an inner hallway with storage leading to a three-piece shower room, and a separate three-piece bathroom. The substantial master bedroom is on the upper floor along with a large cupboard which would easily lend itself to being a walk-in wardrobe.

2



2



2





















# Bathroom 2.4 m x 3.4 m Kitchen 3.1 m x 4.0 m Shower Room Hall 1.0 m x 1.2 m 1.2 m x 3.0 m Dining Area 3.7 m x 2.8 m Hall 1.9 m x 6.1 m Bedroom 1.7 m x 1.7 m 4.7 m x 3.1 m Living Room Bedroom 3.7 m x 4.2 m 2.2 m x 4.3 m Floor 2 Hall 1.2 m x 1.4 m

Floor 1



This Floorplan Is Intended To Give An Indication Of The Layout Only.



#### LOCAL AUTHORITY

South Lanarkshire

## **TENURE**

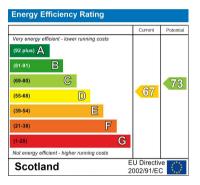
Freehold

### **COUNCIL TAX BAND**

C

#### **VIEWINGS**

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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