



Glencroft Road, Glasgow G44 5RF

welcome to Glencroft Road, Glasgow

- Stunning Lower Cottage Flat
- Bright Spacious Lounge
- Fitted Kitchen
- Dining Room / Bedroom Three
- Two Bedrooms

Tenure: Freehold EPC Rating: D

offers over

£105,000

Allen & Harris are delighted to offer to the market this generously proportioned lower cottage flat which should not fail to impress upon inspection.

Enjoying a prime position within this popular pocket, the interior comprises welcoming entrance hallway, attractive formal lounge, modern fitted kitchen with wall and floor mounted units, dining room / bedroom three, two bedrooms (master with bay window) and family bathroom.

Externally the property enjoys private front and rear gardens and on street parking. Viewing is essential in order to appreciate the size, style and quality contained within. The property also has a system of gas central heating.

Located within this established and convenient locale the property is well placed for local shops catering for day to day requirements. Excellent public transport links are available close by which provide fast commuter access to Glasgow city centre and nearby destinations.

Entrance Hallway

Lounge

14' 9" x 12' Max (4.50m x 3.66m Max)

Kitchen

6' 3" x 6' 2" (1.91m x 1.88m)

Dining Room / Bedroom Three

11' 8" x 6' 3" (3.56m x 1.91m)

Bedroom One

16' 2" Into Bay x 10' 9" (4.93m Into Bay x 3.28m)

Bedroom Two

10' 9" x 9' 2" (3.28m x 2.79m)

Bathroom

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Property Ref:
BSD108286 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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