



Curtis Avenue, Glasgow G44 4PX

welcome to

Curtis Avenue, Glasgow

- Unique Stunning Lower Cottage Flat
- Bright Spacious Lounge
- Extended Modern Fitted Kitchen
- Dining Room / Bedroom Three
- Two Good Sized Bedrooms

Tenure: Freehold EPC Rating: C

offers over

£125,000

Having been maintained to an exacting standard by the existing owner this generously proportioned and unique extended lower cottage flat should not fail to impress upon inspection.

The interior comprises of welcoming reception hall with storage off, attractive formal lounge, extended modern fitted kitchen displaying base and wall mounted units, dining area with patio doors to rear, two generously proportioned double bedrooms (one with bay window) and family bathroom completes the accommodation.

Externally the property offers gardens which are located to the front and rear, driveway and there is an outhouse which can be used as music room or gym etc. The property also has 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. Excellent schooling can also be found locally both at primary and secondary levels. Access to the M74 motorway network can be reached within a 10/15 minutes average drive.

Entrance Hallway

Lounge

15' 1" Max x 10' 8" Max (4.60m Max x 3.25m Max)

Extended Kitchen / Dining Area

Irregular Shaped Room 18' 1" Max x 12' 7" (5.51m Max x 3.84m)

Dining Room / Bedroom Three

12' 4" x 6' 4" (3.76m x 1.93m)

Bedroom One

14' 8" Not Into Bay x 11' Max (4.47m Not Into Bay x 3.35m Max)

Bedroom Two

11' x 9' 4" (3.35m x 2.84m)

Bathroom

7' 1" x 5' 4" (2.16m x 1.63m)

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Property Ref:

BSD108445 - 0005

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